Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
September 14, 2020

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. The public may email or provide any written comments to jraitt@town.arlington.ma.us by September 11, 2020 at 12:00 p.m. If visual information is provided as part of your correspondence, the Board requests this by September 14, 2020 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, September 14, 2020 at 7:00 PM in the **Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: https://town-arlington-ma-us.zoom.us/j/93227445762 | Enter Meeting ID: 932 2744 5762 or join by phone with by calling: 1-646-876-9923, enter the Meeting ID 932274457**

1. **Welcome to Katherine Levine-Einstein new Board member Organizational Meeting - Vote to designate new Chair**

   7:00 p.m • Board will nominate and vote on next chair

2. **Docket #3631, 473 Mass Ave *Continued Public Hearing***

   7:00 p.m. Board will open public hearing for Special Permit Docket #3631 to review application filed on July 21, 2020 by Gotu Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review the signage under Section 6.2, Signs.

   • For each public hearing, applicants will be provided 5 minutes for a presentation.
   • DPCD staff will be provided 3 minutes to discuss public hearing memo.
   • Members of the public will be provided time to comment.
   • Board members will discuss each docket and may vote.

3. **Docket #3633, 1500 Mass Ave *Public Hearing***

   7:30 p.m. Board will open public hearing for Special Permit Docket #3633 to review application filed on July 27, 2020 by 1500 Mass Ave, LLC, at 1500 Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental

Design Review. The applicant proposes to develop a new mixed-use building with four (4) residential units and one (1) commercial unit in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

• For each public hearing, applicants will be provided 5 minutes for a presentation.
• DPCD staff will be provided 3 minutes to discuss public hearing memo.
• Members of the public will be provided time to comment.
• Board members will discuss each docket and may vote.

4. 19R Park Ave – review of and update on Minuteman Bikeway connection

8:00 p.m. Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519, General Condition 1 (19R Park Ave, known as Downing Square).

• Applicant will be provided 5 minutes for an introductory presentation.
• Board members will review, discuss, and may vote.

5. Committees and Appointments:

8:15 p.m. Benjamin Bradlow, Housing Plan Implementation Committee
ARB Committee appointments (Community Preservation Act Committee, Master Plan Implementation Committee, Zoning Bylaw Working Group, Housing Plan Implementation Committee)

Board will vote on appointments to committees.

6. Fall meeting schedule

8:30 p.m. Special Town Meeting update and scheduling potential additional ARB meeting and hearing dates

Staff will present and Board will discuss and may vote

7. Upcoming ARB Goal Setting Meeting and Joint Meeting with Select Board on September 21

8:45 p.m. Staff will present and Board will discuss agenda

8. Open Forum

9:00 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request. Meeting participants will not have access to video.

9. Adjourn

Estimated 9:20 p.m. – **Adjourn**

Town of Arlington, Massachusetts

Docket #3631, 473 Mass Ave *Continued Public Hearing*

Summary:

7:00 p.m. Board will open public hearing for Special Permit Docket #3631 to review application filed on July 21, 2020 by Gotu Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review the signage under Section 6.2, Signs.

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- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Agenda_Item_1a_Docket_3631_473_Mass_Ave_Application_Materials.pdf	Docket 3631 473 Mass Ave. Application Materials
🗋	Reference Material	Agenda_Item_1a_Docket_3631_New_Additional_Materials_Submitted_9-9-20.pdf	Docket 3631 New Additional Materials Submitted 9-9-20
🗋	Reference Material	Agenda_Item_1a_EDR_Public_Hearing_Memo_Docket_#3631_473_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3631 473 Mass Ave.

PLANNING & COMMUNITY DEVELOPMENT

2020 JUL 21 P 1:59

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 473 Massachusetts Ave Arlington, MA 02476
   Name of Record Owner(s) Collins management Phone _____
   Address of Owner 10 Converse Pl# 3 (Street), Winchester, MA 01890 (City, State, Zip)

2. Name of Applicant(s) (if different than above) Gotu Hule
   Address 473 Massachusetts Ave Arlington, MA 02476 Phone _____
   Status Relative to Property (occupant, purchaser, etc.) Rent

3. Location of Property 473 Massachusetts Ave Arlington, MA 02476
   Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 14650, Page 40;
   -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) Restaurant

6. Proposed Use of Property (include # of dwelling units, if any) Restaurant

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4	
6.2	

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Gotu Hule is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 473 Massachusetts Ave Arlington, MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

473 Massachusetts Ave Arlington, MA 02476 — Address

781-413-1531 — Phone

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 473 Massachusetts Ave Arlington, MA 02476 Zoning District _____

Owner: Gotu Hule Address: 473 Massachusetts Ave Arlington, MA

Present Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

_____ _____

Proposed Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

_____ _____

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size			min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

94 in

30.21 in

Acitrón

COCINA MEXICANA

94" x 30" : 7.8' x 2.5'

: 19.5 sq feet

264 in

94 in



36 in

69 in

Sign Information's

Sign Letters and Corner Design

Made of Aluminum Back Lit Letters Color

Black and Soft White Light

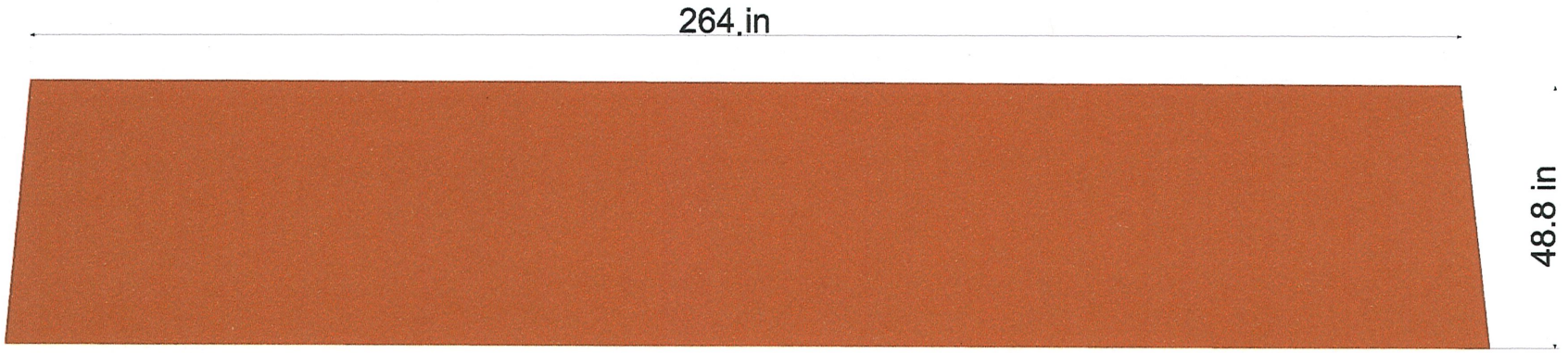
Sign Sign Box Made of Aluminum Mocha Tan 040

Supports 1" Sq Tubing Install 8 L Brackets



Sign Information's

Sign Letters and Corner Design
Made of Aluminum Back Lit Letters Color
Black and Soft White Light
Sign Sign Box Made of Aluminum Mocha Tan 040
Supports 1" Sq Tubing Install 8 L Brackets



Awning Information's

Awning Sunbrella Material Strech it on 1"
Sq Tubing Awning Color Tresco Clay

Before



After



TOWN OF ARLINGTON

51 GROVE STREET
ARLINGTON, MASSACHUSETTS 02476

APPLICATION FOR PERMIT TO BUILD

To the:
INSPECTOR OF BUILDINGS:

Date: 07/07 20 20

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

1. Street and No. 475 Mass Ave Arlington, MA 02474 Lot No. _____
2. Owner Gotin Hule Address 475 Mass Ave Arlington
3. Architect _____ Address _____
4. Builder Falcon Graphics Address 1151 Mass Ave Arlington
5. Class of Construction _____ Material Aluminum
   Zoning _____

DESCRIPTION OF PROPOSED CONSTRUCTION

Aluminum Panel (gold color) and 3D Lettering (Black color)
Awning Sunbrella Material stretch it on 1" sq Tubing- Sing and Awning
installed w/ L and 2 Brakets

6. Size of Lot front _____ rear _____ depth _____ Area sq. ft. _____
7. Size of Building front _____ rear _____ depth _____ Area sq. ft. _____
8. Distance from Street _____
9. Distance from lot Lines side (left) _____ rear _____ side (right) _____
10. Number of Stories _____ Height in Feet _____
11. Foundation on Filled Land _____ Yes _____ No _____
12. Foundation Material _____ thickness ___ depth ___ mortar ___
13. Roof Truss Construction _____ Yes _____ No _____
14. Duplicate Plans _____ Plot Plan _____
15. Estimated Cost $ 4,356.25

CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. 781-413-1531 Owner's Signature _____

Tel No. 617-306 7748 Builder's Signature _____

License No. _____

Home Improvement Contractor Reg. No. _____

FALCON GRAPHICS

1151R Massachusetts Avenue
Arlington, Ma - 02476
617-306-7748

INVOICE

TODAY DATE:
INVOICE DATE: **7/14/2020**
INVOICE NO: **367**

BILL TO:

Acitron Cocina mexicana

Arlington, MA

DESCRIPTION	ITEM	AMOUNT
Old Awning Take it down	1	$ 1,500.00
New Sign Install	1	
New Awning Install	1	$ 2,750.00
	SUBTOTAL	$ 4,250.00
Cost of Labor Remains 60% - Sales Tax Charged 40%	40%	**$ 1,700.00**
	SALES TAX RATE	6.25%
	SALES TAX TOTAL	$106.25
Paid By	TOTAL	**$ 4,356.25**
THANK YOU FOR YOUR BUSINESS!		


Arlington Centered
Gift shop
Punjab
Takeout • Delivery
Allure Hair Studio
Acitron Cocina Mexicana
Takeout • Delivery
Sambo 7
Fitness First
Temporarily closed
Swan Pl
2A
Grace Nails & Spa
Verizon Authorized
Retailer - Wireless Zone
Cell phone store
Massachusetts Ave
MaidPro
Noodle Market
Takeout • Delivery
3

PLANNING & COMMUNITY DEVELOPMENT

2020 JUL 21 P 1:58

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Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

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TOWN OF ARLINGTON
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The Arlington Redevelopment Board

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Landscaped (square feet)			(s.f.)
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Loading Spaces (No.)			min.
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Distance to Nearest Building			min.

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Acitrón

COCINA MEXICANA

94" x 30" : 7.8' x 2.5'

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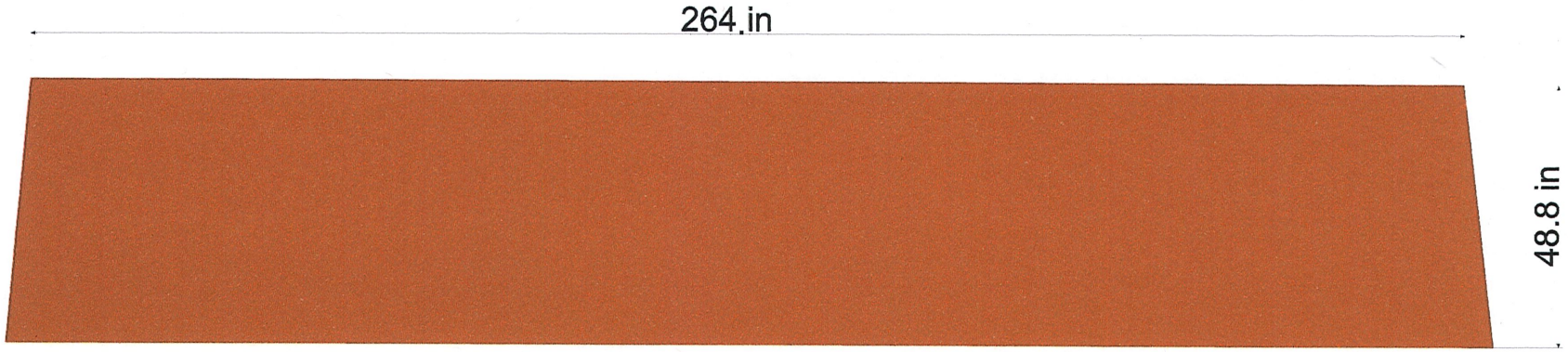
Sign Information's

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Sign Sign Box Made of Aluminum Mocha Tan 040
Supports 1" Sq Tubing Install 8 L Brackets



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Home Improvement Contractor Reg. No. _____



1151R Massachusetts Avenue
Arlington, Ma - 02476
617-306-7748

INVOICE

TODAY DATE:
INVOICE DATE: **7/14/2020**
INVOICE NO: **367**

BILL TO:

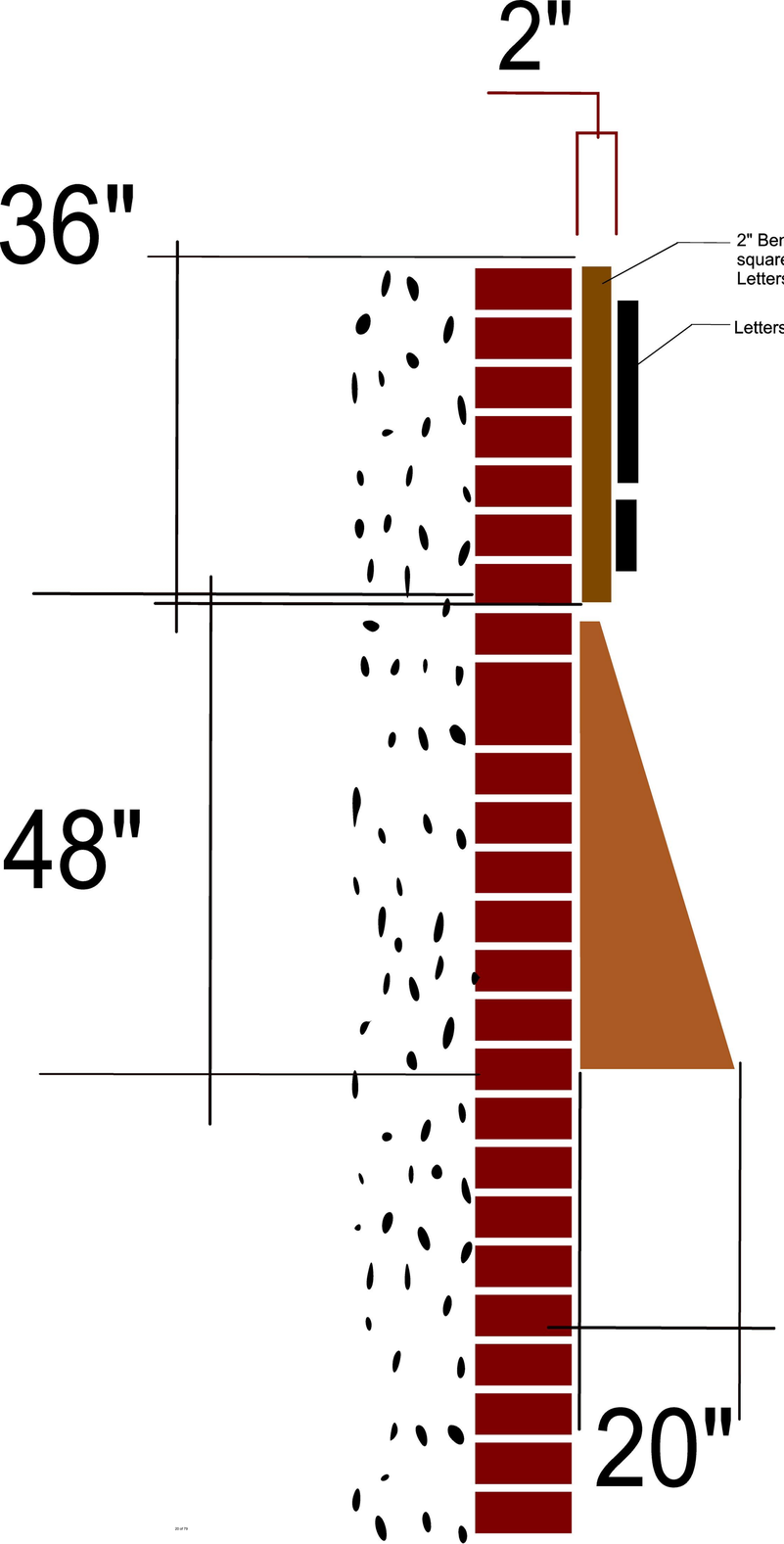
Acitron Cocina mexicana

Arlington, MA

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	SUBTOTAL	$ 4,250.00
Cost of Labor Remains 60% - Sales Tax Charged 40%	40%	**$ 1,700.00**
	SALES TAX RATE	6.25%
	SALES TAX TOTAL	$106.25
Paid By	TOTAL	**$ 4,356.25**
THANK YOU FOR YOUR BUSINESS!		

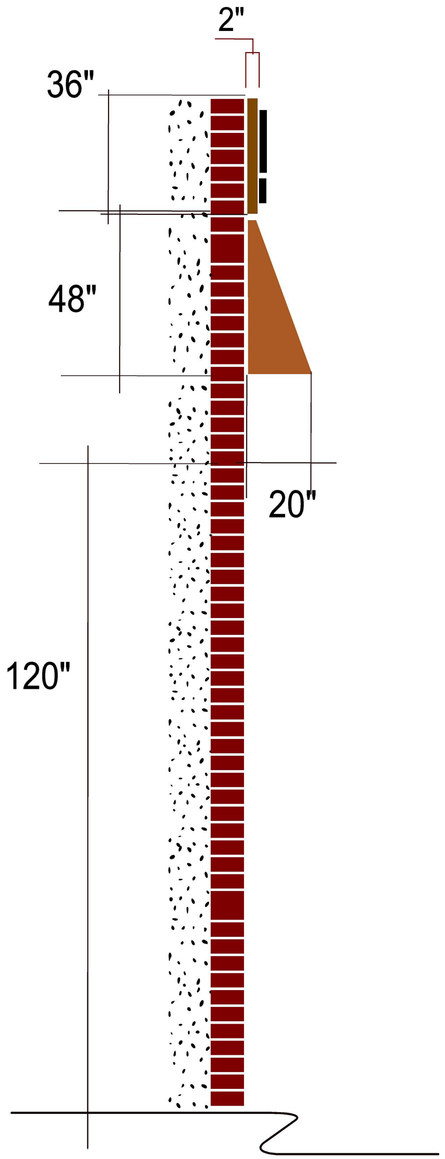

Arlington Centered
Gift shop
Punjab
Takeout · Delivery
Allure Hair Studio
Acitron Cocina Mexicana
Takeout · Delivery
Sambo 7
Fitness First
Temporarily closed
Swan Pl
Grace Nails & Spa
Verizon Authorized
Retailer - Wireless Zone
Cell phone store
Massachusetts Ave
MaidPro
Noodle Market
Takeout · Delivery

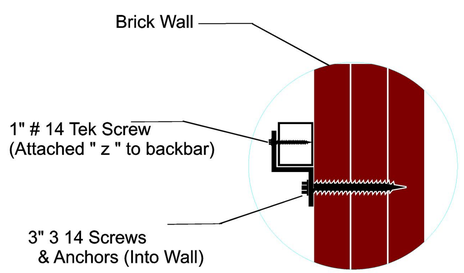
SIDE VIEW DETAILS

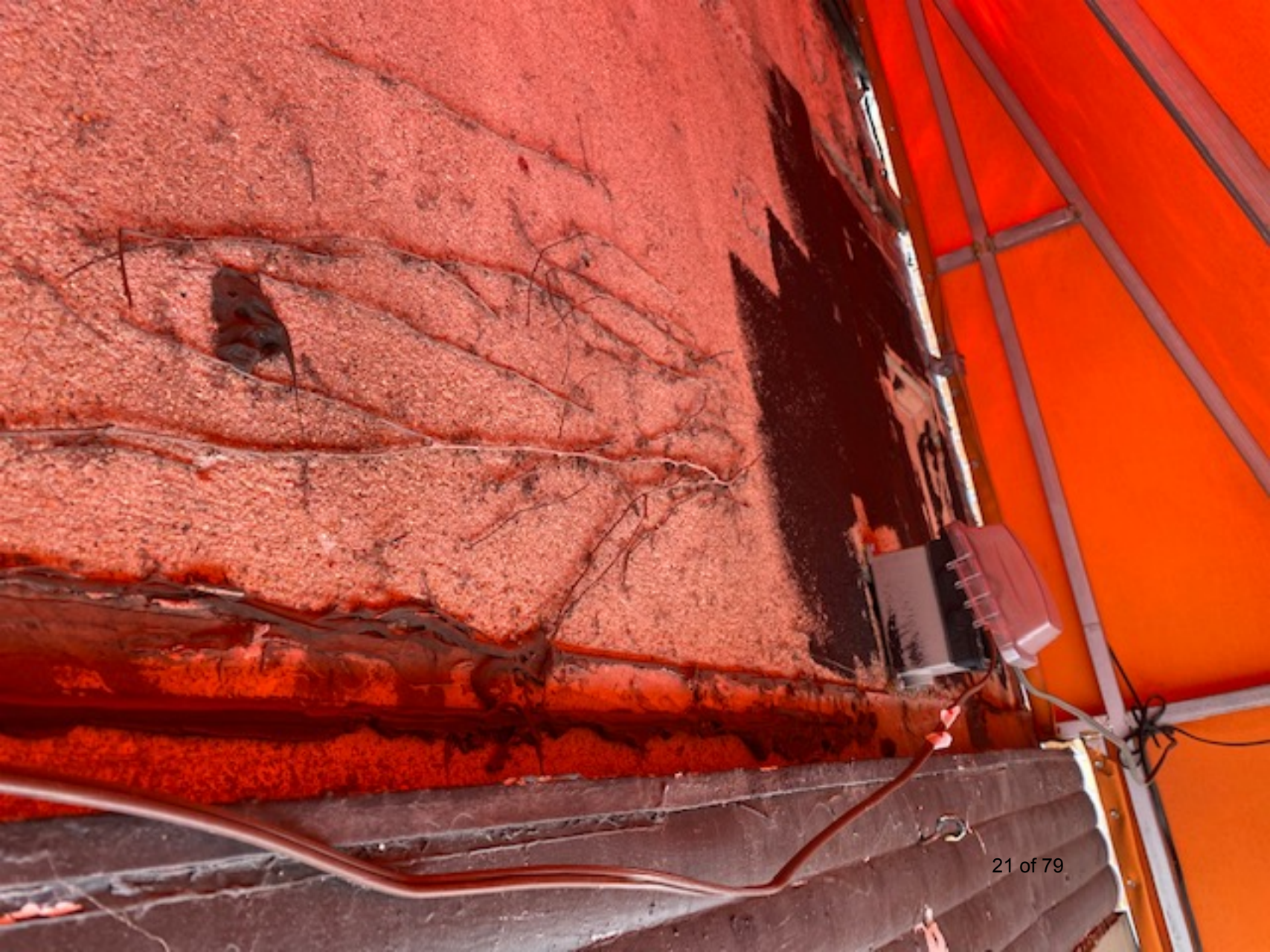


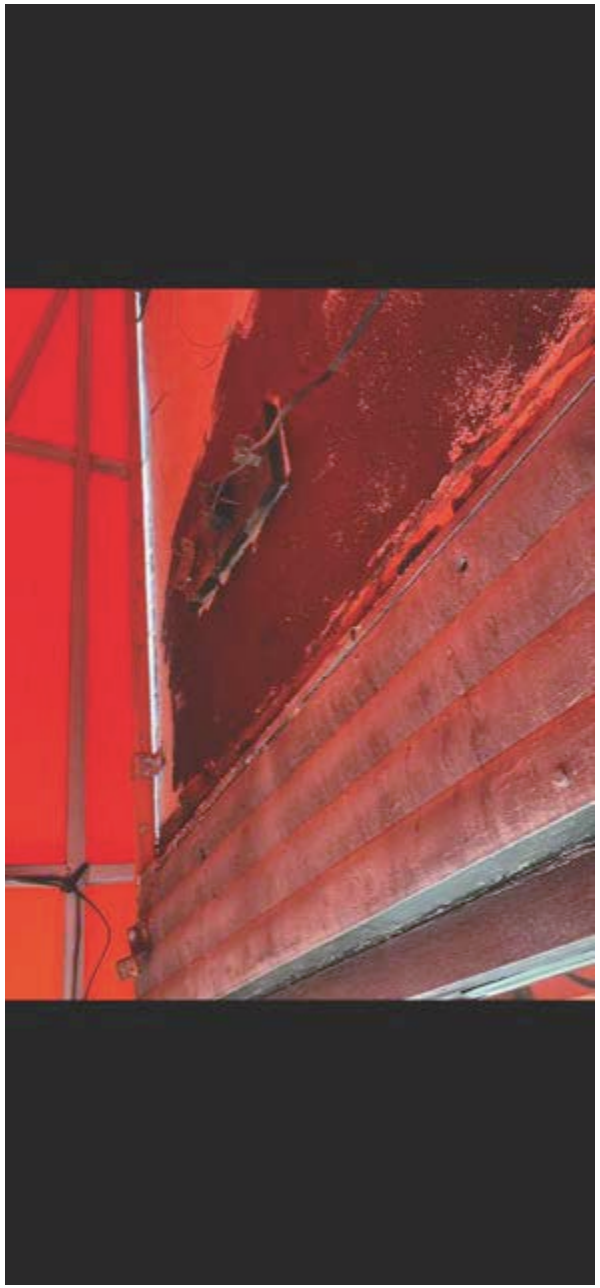
2" Bend all Around the Box Supported by
square tubing and screws
Letters 1.5" attached on the box with nuts and bolts

Letters 1.5" attached on the box with nuts and bolts









Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex-Officio

Subject: Environmental Design Review, 473 Massachusetts Avenue, Arlington, MA Docket #3631

Date: August 12, 2020

I. Docket Summary

This is an application by Gote Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, Arlington, MA, 02476, for Special Permit Docket #3631 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Dimensional information of the proposed signage, and
- Renderings of signage.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. **Section 3.3.3.A.**
   The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A restaurant is allowed in the B3 Village Business District Zoning District. The Board can find that this condition is met.

2. **Section 3.3.3.B.**
   The requested use is essential or desirable to the public convenience or welfare.

   A restaurant has operated in this location for many years, and is appropriately located in a major commercial district. The Board can find that this condition is met.

3. **Section 3.3.3.C.**
   The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

   There are no exterior alterations proposed other than signage. The Board can find that this condition is met.

4. **Section 3.3.3.D.**
   The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

   A restaurant has operated in this location for years without overloading any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**
   Any special regulations for the use as may be provided in the Bylaw are fulfilled.

   No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. **Section 3.3.3.F.**
   The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

   The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**
   The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

   The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. **EDR-1 Preservation of Landscape**
   The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

   There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**
   Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

   There are no changes to the exterior of the building other than the new signage. The Board can find that this condition is met.

3. **EDR-3 Open Space**
   All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

   There are no changes to open space. The Board can find that this condition is met.

4. **EDR-4 Circulation**
   With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

   The existing circulation does not change. The Board can find that this condition is met.

5. **EDR-5 Surface Water Drainage**
   Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm

drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

6. **EDR-6 Utilities Service**
   Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

   There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

7. **EDR-7 Advertising Features**
   The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

   The current signage at the restaurant is an awning sign. The proposal is to install a wall sign above a new awning installation. Individual letters and corner decorations, all black, will be mounted to a tan-colored backer panel. The wall sign is 66 square feet. For a wall sign in this location, the maximum size allowed is 40 square feet. Please note that since the letters and decoration are applied to a backer panel, the entire sign counts toward the sign area.

A new clay-colored awning will be installed below the wall sign. There is no copy on the proposed awning.

Currently, the sign is illuminated by external lighting. The proposed individual letters will have back-lit illumination. The applicant has not specified details on illumination and if the existing external lighting will remain.

New L- and Z-brackets will be used to install the sign and awning.

8. **EDR-8 Special Features**

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. **EDR-9 Safety**

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

10. **EDR-10 Heritage**

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building containing 473 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission has not yet scheduled a meeting, but will review the signage.

11. **EDR-11 Microclimate**

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



Town of Arlington, Massachusetts

Docket #3633, 1500 Mass Ave *Public Hearing*

Summary:

7:30 p.m. Board will open public hearing for Special Permit Docket #3633 to review application filed on July 27, 2020 by 1500 Mass Ave, LLC, at 1500 Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to develop a new mixed-use building with four (4) residential units and one (1) commercial unit in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Agenda_Item_1b_Docket_3633_1500_Mass_Ave_Combined_Application_Materials.pdf	Docket 3633 1500 Mass Ave Combined Application Materials
🗋	Reference Material	Agenda_Item_1b_EDR_Public_Hearing_Memo_Docket_.pdf	EDR Public Hearing Memo Docket 3633 1500 Mass Ave

PLANNING & COMMUNITY DEVELOPMENT

2020 AUG 20 A 9:21

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. 3633

1. Property Address 1500 Massachusetts Avenue
   Name of Record Owner(s) 1500 Mass Ave, LLC Phone 781-646-4911
   Address of Owner 294 Harvard Street (Street), Medford, MA 02155 (City, State, Zip)

2. Name of Applicant(s) (if different than above) SAME AS ABOVE
   Address _____ Phone _____
   Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property MAP 174.0 Block 0002 Lot 0009.0
   (Assessor's Block Plan, Block, Lot No.)

4. Deed recorded in the Registry of deeds, Book 72728, Page 21; and Bk 74734, Page: 571
   -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) Three (3) residential units

6. Proposed Use of Property (include # of dwelling units, if any) Four (4) residential units and one (1) commercial unit

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4	Environmental Design Review
6.1.5	Parking reduction
5.3.7	Screening and buffering
5.3.21A.1	Supplemental requirements in the business district

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that 1500 Mass Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1500 Massachusetts Avenue which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

1171 Mass Ave
Arlington ma. 02474

Address

781 646 4911

Phone

Updated August 28, 2018

PLANNING & COMMUNITY DEVELOPMENT

2018 AUG 20 A 9:2

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

X Dimensional and Parking Information Form (see attached)

X Site plan of proposal

N/A Model, if required

X Drawing of existing conditions

X Drawing of proposed structure

X Proposed landscaping. May be incorporated into site plan

X Photographs

X Impact statement

X Application and plans for sign permits

___ Stormwater management plan (for stormwater management during construction for projects with new construction currently being discussed with Engineering Department for the Town

FOR OFFICE USE ONLY

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

Exhibit A - Statement of Intent

It is the intent of the client to construct a new building on the 7,265 square foot lot located at 1500 Massachusetts Avenue with the property being located in a B1 Zone.

The preexisting three (3) story, three (3) family dwelling located at 1500 Massachusetts Ave was demolished in anticipation of the construction of a new three (3) story mixed-use building. The new building will feature ground level commercial space, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as two (2) short term bicycle parking spaces located near the front entry and eight (8) long term bicycle parking spaces located in a designated bike room in the interior of the building.

The preexisting building was run down and uninviting as it stood. There was a paved driveway stretching the entire front length of the building, and there was minimal landscaping. The proposed design intends to provide a more desirable and interactive streetscape. This will be accomplished by adding a large maintained landscaped area at the front of the building, as well as using materials and architectural elements such as bay windows to create visual ties to the existing buildings in the area. New storefront windows and doors at the ground floor will create a visual connection to the new retail space inside. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a sophisticated way to give the building a more inviting and interactive street presence.

The lot is located in an area which contains many commercial businesses such as Mal's Auto Body, an extensive car washing business operation, a liquor store as well as other commercial enterprises further down Massachusetts Avenue in an easterly direction including Trader Joe's, and a major pharmacy and the combination of residential and commercial units in the building are a nice fit in the mixed use district in which the property is located.

The Petitioner's proposal would require six (6) parking spaces and five (5) are provided.

There is no parking requirement for the commercial space as that space comprises less than 3,000 square feet of the building.

The Petitioner will be applying for relief with respect to Section 6.1.5 of the zoning bylaw which allows a parking reduction in a business zone if allowed by the Redevelopment Board to 25% of that required in the Table of Off Use Street Parking regulations.

The Petitioner in accordance with subsection c of Section 6.1.5 will provide the following three TDM parking reduction methods:

1. Petitioner will provide covered bicycle parking and storage
2. Petitioner will provide preferential parking for carpooling vehicles.
3. Petitioner will provide bicycle sharing on site

Petitioner also seeks relief with respect to the buffering at the rear of the lot adjacent to the existing retaining wall.

Petitioner's architectural team has indicated that some screening and buffering with respect to the lot would not be possible due to the retaining walls being right on the property line and the significant changes in elevation from the abutting properties to the locus.

The architectural team has suggested that the proposed retaining walls as shown on the plans are so tall that there is a question as to whether buffering would need to be provided. For example, the house to the rear of the locus is much higher than where the finish grade of the proposed building will be.

A photograph has been submitted with respect to Petitioner's submission showing the significant elevation issues with respect to the locus as compared with abutting properties and particularly the house located to the rear of the locus.

Petitioner is proposing that the retaining wall to the rear when completed would be nearly 18 feet tall and would step back in increments. That being said the members of the architectural team are suggesting that there is no visual sight line that would need to be screened or buffered, particularly so as the rear abutter's house is well above the top of the proposed structure.

The fact that customers of the commercial units can use public transportation and the two (2) short term bicycle parking spaces and the eight (8) long term bicycle parking spaces represents an open invitation to individuals to use bicycles to travel to and from the building for any purpose including traveling to places of employment in the case of residents of the building and for business customers of the commercial unites.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the commercial units who wish to travel to and from the location particularly so with respect to individual residents who may be employed in the Boston/Cambridge area who can simply leave there cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building would be set back 25 feet from the sidewalk to allow for a green open space at the front of the building as well as additional open space on the side of the building as shown on Petitioner's plans.

The plans propose a one-way driveway for vehicular traffic with the addition of interior and exterior bicycle parking which will allow and make it more convenient for any employee of the commercial unit as well as residents to commute either to their employment or elsewhere by bicycle.

The plans also contemplate that the existing curb cut will be shortened.

Petitioner's plans will add four (4) additional dwelling units in the Town as well as commercial space which is in keeping with the mix use intent of Zoning Bylaw.

Each of the residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for the Town.

The parking areas for motor vehicles for the commercial unit and the four (4) residential units are depicted on Plan AS101 and two spaces are located on the right side of the driveway as it leads to the property and three spaces are located to the rear of the property adjacent to the driveway.

Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus

there will be "no shadow" effect from the construction on neighboring properties with respect to the proposal.

TOWN OF ARLINGTON

REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For Projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

   Preservation of Landscape: Landscaping on the existing site is unmaintained and overgrown. There is a large paved driveway stretching the front length of the existing building, allowing for a less than desirable streetscape. The proposed design is pushed back 25 ft from the sidewalk to allow for a landscaped green open space at the front of the building as well as additional landscaped open space on the side of the building. The proposed landscaping is to be maintained and more visually appealing than the existing conditions.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

   Relation of Buildings to Environment: The scale of the proposed building and front setback is appropriate based on the existing buildings in the area. The use of materials and architectural accents such as bay windows will create visual ties to the existing buildings in the area.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

   Open Space: The existing building on the existing site features a large paved driveway stretching the front length of the building, allowing for minimal landscaping. The proposed building is pushed back 25 ft from the sidewalk to allow for a green open space at the front of the building as well as additional open space on the side of the building.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Circulation: The proposed design includes a one-way driveway that will create an easier flow of vehicular traffic. The addition of interior & exterior bicycle parking, designated as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

   In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

   Surface Water Drainage: Driveways are to be constructed using a permeable, fast draining concrete system.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

   Utility Service: Method of utility service is to remain as is.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of section 6.2 of the zoning Bylaw.

   Advertising Features: The proposed advertising features have been designed to meet the requirements of section 6.2 of the town Bylaw. The proposed sign is to be a wood sign mounted in the front yard as previously discussed with the ARB. The location of the proposed sign is to be as indicated in the architectural site plan.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be

required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Special Features: The proposed design does not include the addition of any exposed storage areas, service areas, truck loading areas, utility buildings, or structures.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

   Safety: The proposed interior layout plans have been designed to facilitate building evacuation and accessibility by fire, police, and other emergency personnel and equipment.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

    Heritage: There are no historical buildings on the site or on adjacent properties.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

    Microclimate: The proposed plans do not include the installation of machinery which emits vapor or fumes. The building has been designed in accordance with the height and dimensional requirements contained in the Zoning Bylaws.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

    Sustainable Building and Site Design: This project will be built in compliance with all codes, including building, mechanical, electrical, plumbing, and energy conservation codes. While the applicant will not seek LEED certification for this project, many LEED initiatives across all categories will be implemented. With regards to the interior renovations, the applicant will endeavor to achieve points for materials and resources where possible during documentation.

    See attached LEED Project Checklist for more information.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

   The proposed use of the property is listed as a special permit in the use regulations for the B1 Neighborhood Office District.

2. The requested use is essential or desirable to the public convenience or welfare.

   The majority of the proposed building is residential, as is the existing building. The ground floor will feature retail space as requested by the ARB.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

   The existing curb cut at 1500 Mass Ave will be shortened, and (1) new curb cut will be added. The proposed design includes a one-way driveway that will create an easier flow of vehicular traffic. The addition of interior & exterior bicycle parking, designed as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

   The majority of the proposed building is residential, as is the existing building. The proposed use will not add any substantial loads on utilities.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

   Any special regulations for the use as may be provided in this Bylaw are fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

   The use of this property will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

   The use of the property will not be in excess or detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:
Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:
Residential: 4,224.9 sf Retail: 1,145.3 sf

	Present Conditions**	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use	
Lot Size	7,265	7,265	min. 5,000	
Frontage	80	80	min. 50	
Floor Area Ratio		0.74	max. 0.75	
Lot Coverage (%), where applicable	-----	-----	max. -----	
Lot Area per Dwelling Unit (square feet)	-----	-----	min. -----	
Front Yard Depth (feet)	17.3	25	min. 20	
Side Yard Width (feet) right side	44.9	21.4	min. 10	
left side	5.1	10.2	min. 10	
Rear Yard Depth (feet)	10.3	29.2	min. 20	
Height			min.	
Stories	3	3	stories 3	
Feet		32' 8"	feet 35	
Open Space (% of G.F.A.)			min.	
Landscaped (square feet)		1,645.5	(s.f.) 1,074	
Usable (square feet)		1,201.5	(s.f.) 845	*Sec. 5.3.21
Parking Spaces (No.)		5	min. 6	
Parking Area Setbacks (feet), where applicable		0.6	min. 10	
Loading Spaces (No.)	0	0	min. 0	
Type of Construction				
Distance to Nearest Building	48.2	21.1	min.	

**Existing building has been taken down in anticipation of construction of the new building

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address 1500 Mass Ave, Arlington MA Zoning District B1

OPEN SPACE	EXISTING	PROPOSED
Total lot area	7,080 sf	7,265 sf
Open Space (Usable)*		1,201.5 sf
Open Space (Landscaped)		1,645.5 sf

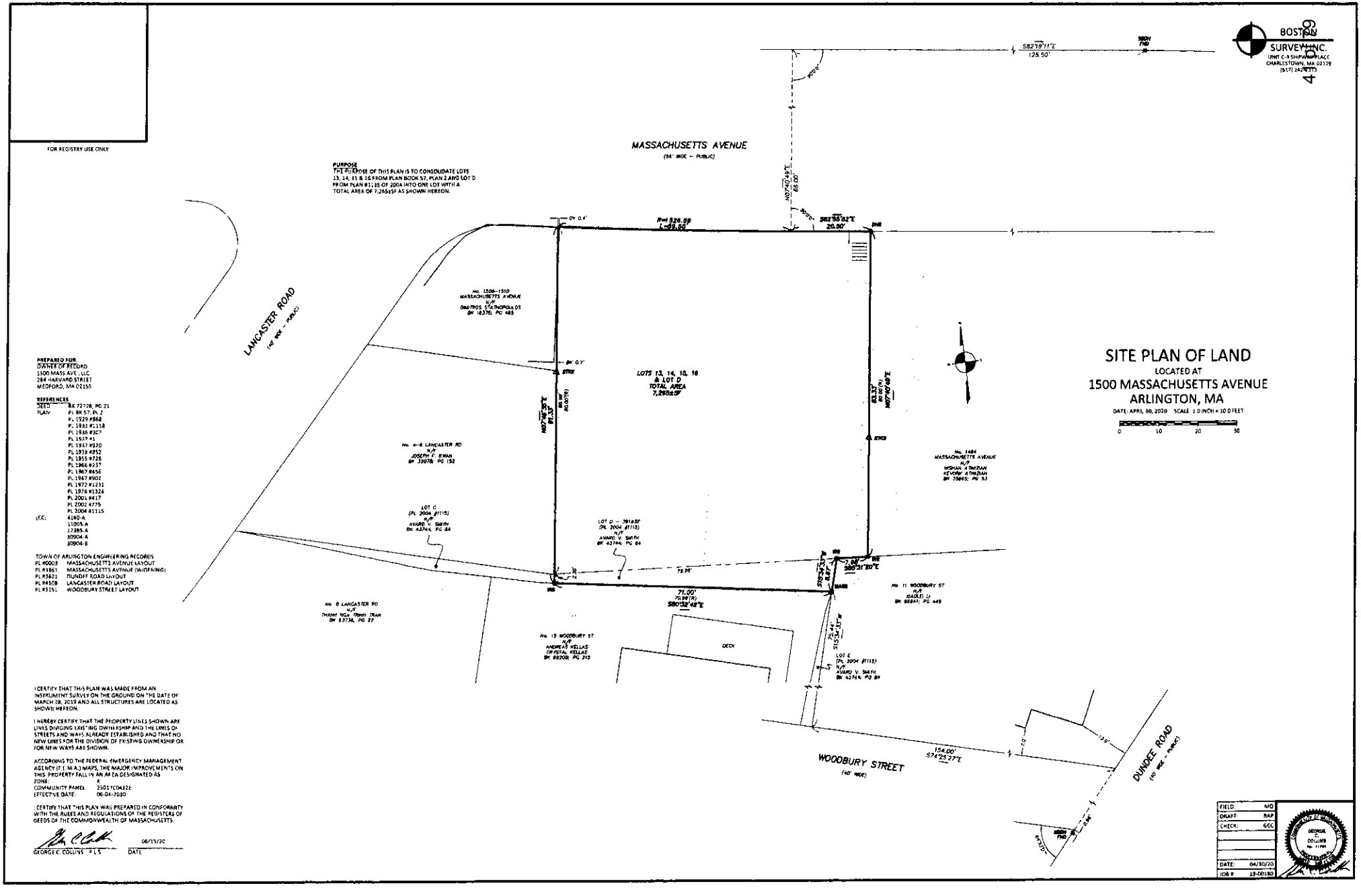
*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)		
Accessory building		
Basement or cellar (>5' excluding mechanical area)		
1st Floor		1,289.8 sf
2nd Floor		2,040.2 sf
3rd Floor		2,040.2 sf
4th Floor		
5th Floor		
Attic (>7'0" in height, excluding elevator, mechanical area)		
Parking garages (except as used for accessory Parking garages or off street loading purposes)		
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)		5,370.2 sf

REQUIRED MINIMUM OPEN SPACE AREA	
Proposed Usable Open Space Percent of GFA	28.4% (% of Residential GSF only per section 5.3.21)
Proposed Landscaped Open Space Percent of GFA	30.6%

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____



FOR REGISTRY USE ONLY

PURPOSE
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 13, 14, 15 & 16 FROM PLAN BOOK 57, PLAN 2 AND LOT D FROM PLAN #1115 OF 2004 INTO ONE LOT WITH A TOTAL AREA OF 7,265±SF AS SHOWN HEREON.

PREPARED FOR:
OWNER OF RECORD
1500 MASS AVE., LLC
284 HARVARD STREET
MEDFORD, MA 02155

REFERENCES

DEED:	BK 72728, PG 21
PLAN:	PL BK 57, PL 2
	PL 1929 #868
	PL 1933 #1118
	PL 1936 #307
	PL 1937 #1
	PL 1937 #920
	PL 1938 #852
	PL 1955 #726
	PL 1966 #217
	PL 1967 #456
	PL 1967 #902
	PL 1972 #1231
	PL 1974 #1324
	PL 2001 #417
	PL 2002 #775
	PL 2004 #1115
LCC:	4160-A
	11005-A
	17385-A
	30904-A
	30904-B

TOWN OF ARLINGTON ENGINEERING RECORDS

PL #0003	MASSACHUSETTS AVENUE LAYOUT
PL #1861	MASSACHUSETTS AVENUE (WIDENING)
PL #3621	DUNDEE ROAD LAYOUT
PL #4508	LANCASTER ROAD LAYOUT
PL #515:	WOODBURY STREET LAYOUT

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 28, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE:	X
COMMUNITY PANEL	25017C0432E
EFFECTIVE DATE:	06-04-2010

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. — DATE 06/15/20



PLANTING LEGEND

- GRASS
- HYDRANGEA
- RHODODENDRON
- EVERGREEN AZALEA

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

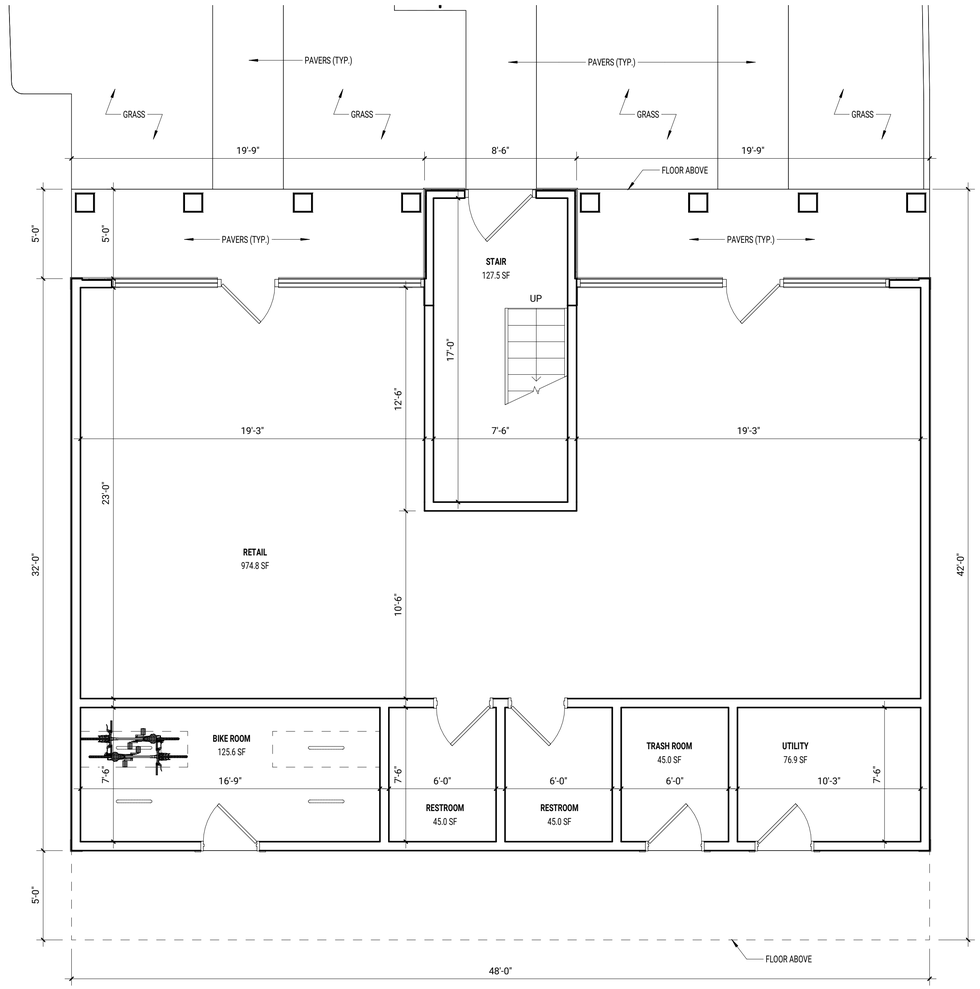
PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

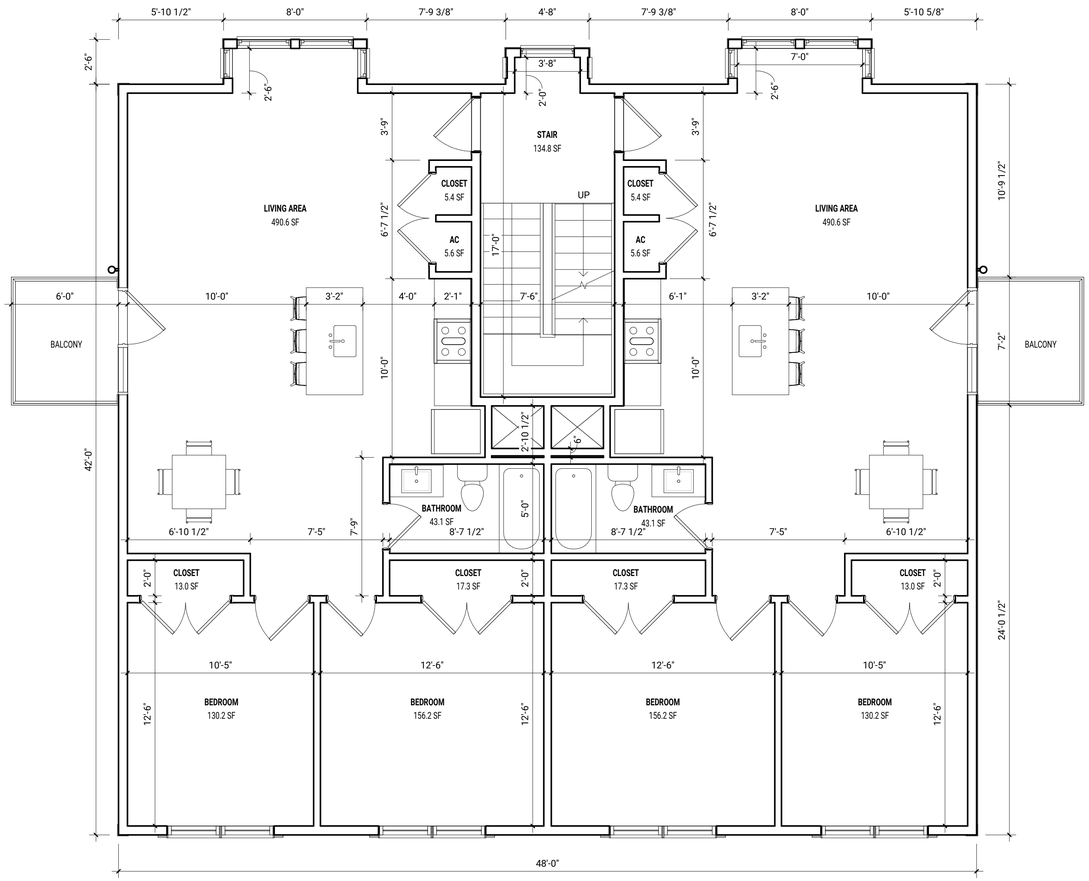
PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN

A-102



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

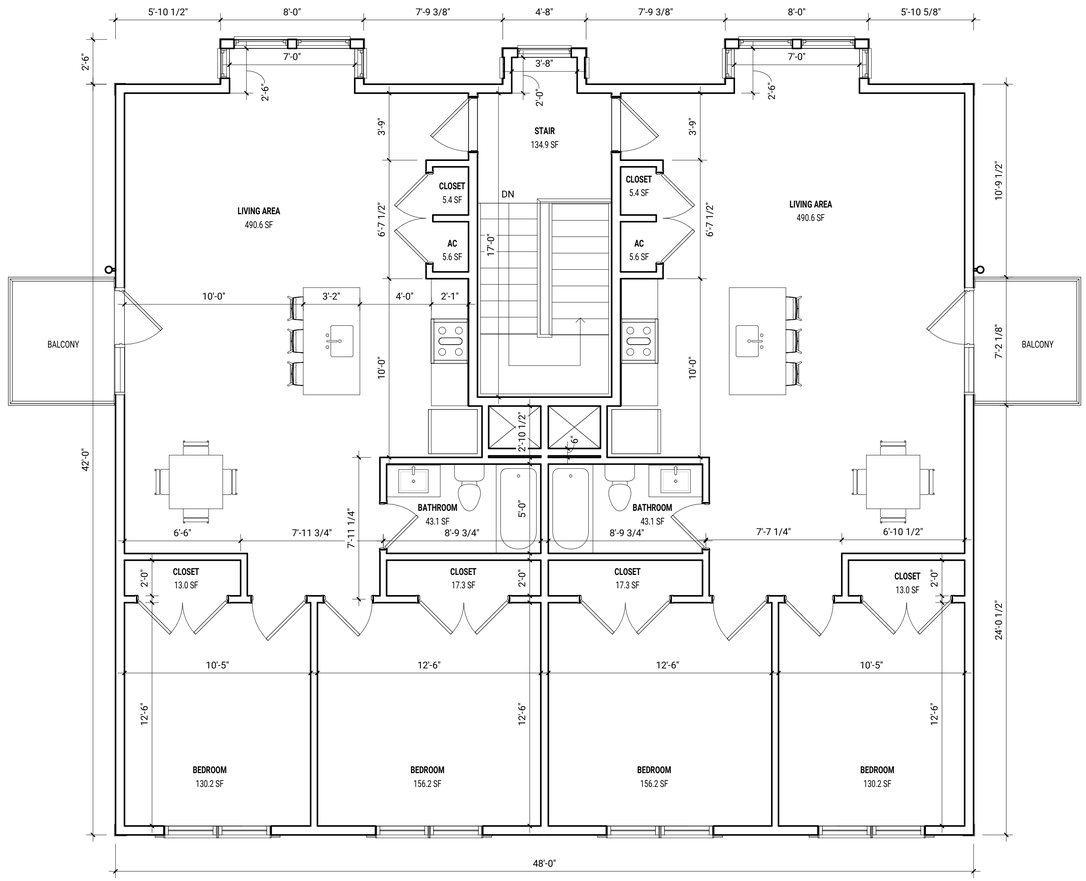
PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

2ND FLOOR CONSTRUCTION PLAN

A-103



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

3RD FLOOR CONSTRUCTION PLAN

A-104



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

WEST BUILDING ELEVATION

A-202



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

SOUTH BUILDING ELEVATION

A-203



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

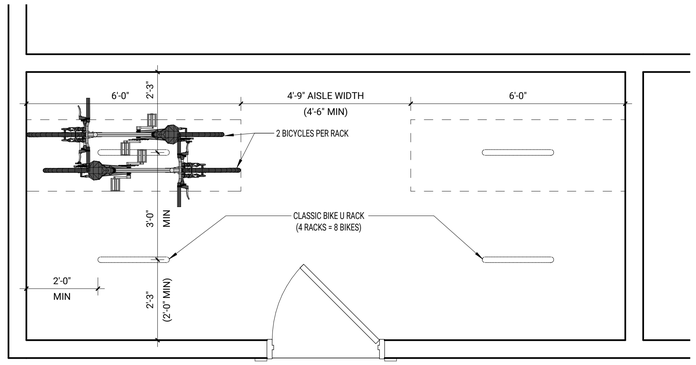
PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

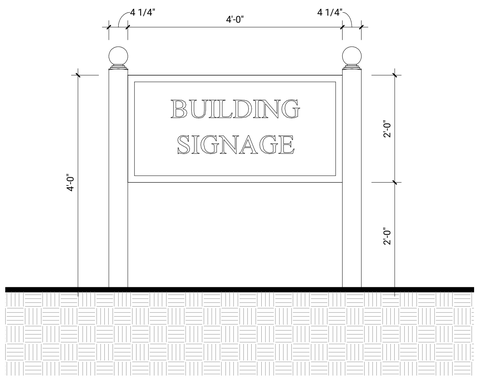
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

EAST BUILDING ELEVATION

A-204



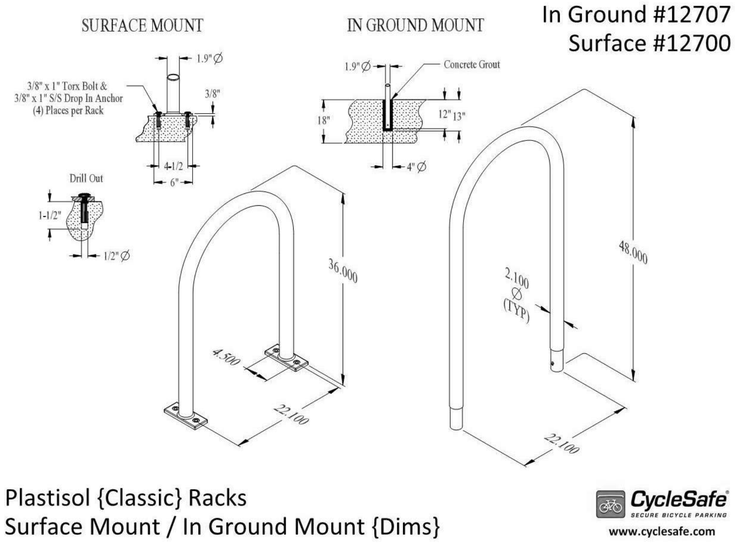
1 ENLARGED PLAN - BICYCLE ROOM
SCALE: 1/2" = 1'-0"



2 ENLARGED ELEVATION - BUILDING SIGNAGE
SCALE: 3/4" = 1'-0"

BIKE RACK SPECIFICATIONS





MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

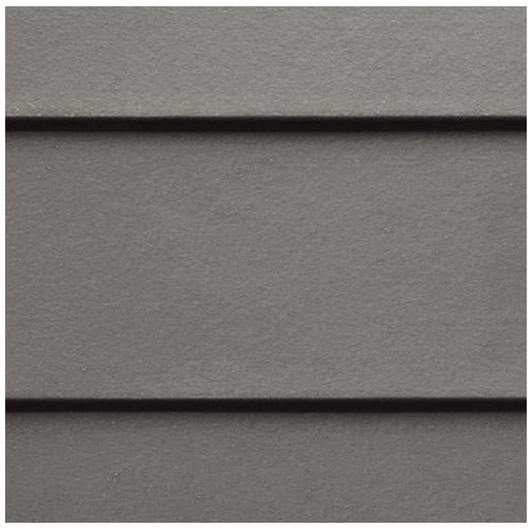
ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

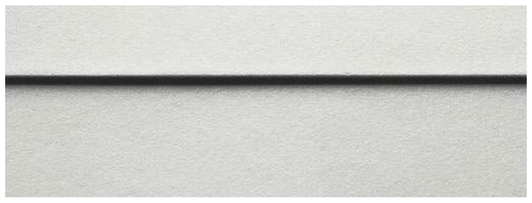
ENLARGED PLANS & SPECIFICATIONS

A-401





JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



SHADES OF LIGHT -
OUTDOOR SCONCE

PROPOSED EXTERIOR DESIGN



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING CONDITIONS



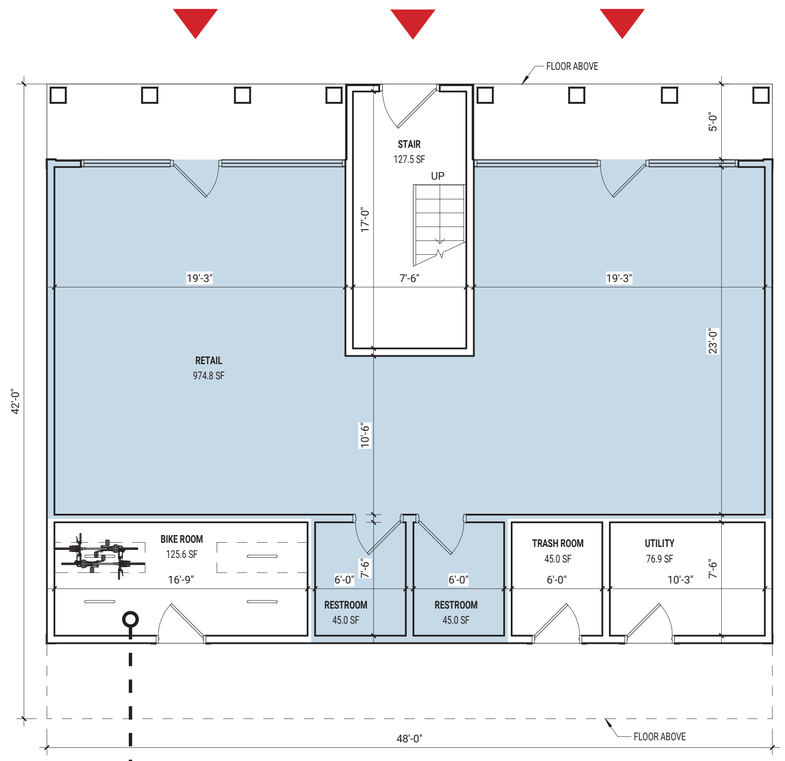
EXISTING CONDITIONS

MONTE FRENCH
DESIGN STUDIO
ARCHITECTURE + PLANNING

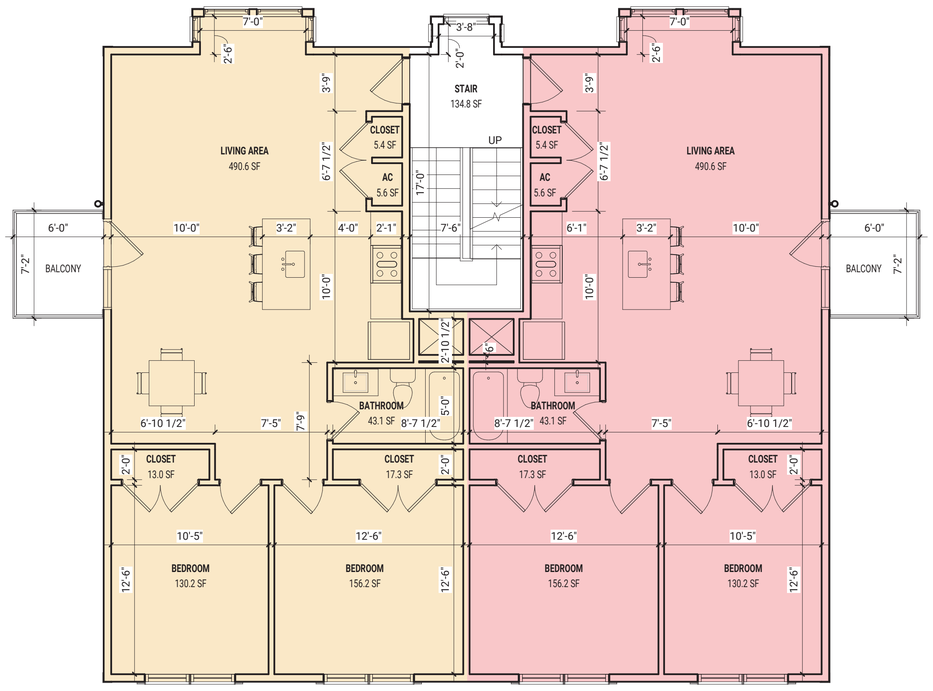
1500 MASSACHUSETTS AVE
ARLINGTON, MA 02476

RETAIL UNIT 1 UNIT 2

EXTERIOR DOOR / POINT OF ENTRY



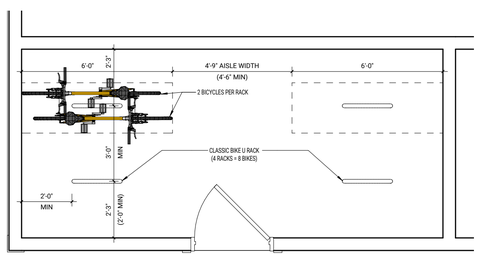
PROPOSED GROUND FLOOR PLAN



PROPOSED 2ND & 3RD FLOOR PLAN (TYP.)



CLASSIC BIKE U RACK



BICYCLE ROOM LAYOUT



PROPOSED SITE PLAN

SITE PLAN LEGEND

GRASS

HYDRANGEA

RHODODENDROIN

EVERGREEN AZALEA



PERMEABLE PAVERS



HYDRANGEA



RHODEDENDRON



EVERGREEN AZALEA

MONTE FRENCH
DESIGN STUDIO
ARCHITECTURE + PLANNING

1500 MASSACHUSETTS AVE
ARLINGTON, MA 02476

174.0 Map | 0002 Block | 0009.0 Lot | CARD | **ARLINGTON** | !13501!

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1500	-1502	MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	1500 MASS AVE LLC
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD ST
Street 2:	
City:	MEDFORD
Prov:	MA
Cntry	
Own Occ:	N
Postal:	02155
Type:	

PREVIOUS OWNER

Owner 1:	DINUCCI DARIN -
Owner 2:	-
Street 1:	637 BOSTON AVE
City:	MEDFORD
Prov:	MA
Cntry	
Postal:	02155

NARRATIVE DESCRIPTION

Parcel contains 3,200 Sq. Ft. of land mainly classified as Three Fam. with a(n) Multi-Garden Building Built about 1927, having Primarily Wood Shingle Exterior and Asphalt Shgl Roof cover, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms Total, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

	Code	Descip	%	Item	Code	Descrip
	B1	NEIGH OFF	100	U		
				t		
				l		
Census:				Exmpt		
Flood Haz:						
				Topo		
				Street		
				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
105	580,000		3200.000	325,100	905,100
Total Card	580,000		0.073	325,100	905,100
Total Parcel	580,000		0.073	325,100	905,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.80 | /Parcel: 299.8

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
115798			05/29/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	NC	580,000	0	3,200.	325,100	905,100	905,100	Year End Roll	10/18/2019
2019	105	FV	453,300	0	3,200.	320,400	773,700	773,700	Year End Roll	1/3/2019
2018	105	FV	453,300	0	3,200.	246,100	699,400	699,400	Year End Roll	12/20/2017
2017	105	FV	427,500	0	3,200.	232,200	659,700	659,700	Year End Roll	1/3/2017
2016	105	FV	427,500	0	3,200.	213,600	641,100	641,100	Year End	1/4/2016
2015	105	FV	385,000	0	3,200.	199,700	584,700	584,700	Year End Roll	12/11/2014
2014	105	FV	385,000	0	3,200.	183,900	568,900	568,900	Year End Roll	12/16/2013
2013	105	FV	399,100	0	3,200.	183,900	583,000	583,000		12/13/2012

TAX DISTRICT | PAT ACCT.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DINUCCI DARIN,	72728-21	1	6/7/2019	Convenience	1	No	No			
US BANK NATIONA	72668-259		5/29/2019	Forclosure	712000	No	No			
TAQIUDDIN MOHAM	31512-455		6/16/2000	Family	1	No	No			Filed: 5/29/2019 - BK: 72668 PG: 25
	20876-543		11/1/1990		1	No	No			F

PRINT

Date	Time
12/23/19	21:55:09

LAST REV

Date	Time
07/11/19	15:41:56
jorourke	
13501	

USER DEFINED

Prior Id # 3:	115798
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	CC	Chris C
1/8/2009	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
5 Three Fam.		3200		Sq. Ft.	Site		0	70.	1.451	6			Med. Tr	-10					325,080						325,100	

Total AC/HA:	0.07346	Total SF/SM:	3200.00	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	325,080	Spl Credi		Total:	325,100

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
v) Units:	3	Total:	3
ındation:	3 - BrickorStone		
Frame:	1 - Wood		
ne Wall:	1 - Wood Shingle		
ec Wall:			%
f Struct:	2 - Hip		
f Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
v / Desir			

IERAL INFORMATION

Grade:	C - Average		
ar Blt:	1927	Eff Yr Blt:	
LUC:		Alt %:	
isdict:		Fact:	
Const Mod:			
ump Sum Adj:			

ERIOR INFORMATION

g Ht/FL:	STD		
Int Wal	2 - Plaster		
Int Wall			%
Partition:	T - Typical		
Floors:	3 - Hardwood		
Floors:			%
mnt Flr:	12 - Concrete		
nnt Gar:	2		
Electric:	3 - Typical		
sulation:	2 - Typical		
t vs Ext:	S		
eat Fuel:	1 - Oil		
at Type:	5 - Steam		
eat Sys:	3		
Heated:	100	% AC:	
olar HW:	NO	Central Vac:	NO
Com Wal		% Sprinkled	

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04355323
Const Adj.:	0.99980003
Adj $ / SQ:	177.369
Other Features:	178500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	787986
Depreciation:	208028
Depreciated Total:	579957

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 3			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing	
Electric:	
Heating:	
General:	

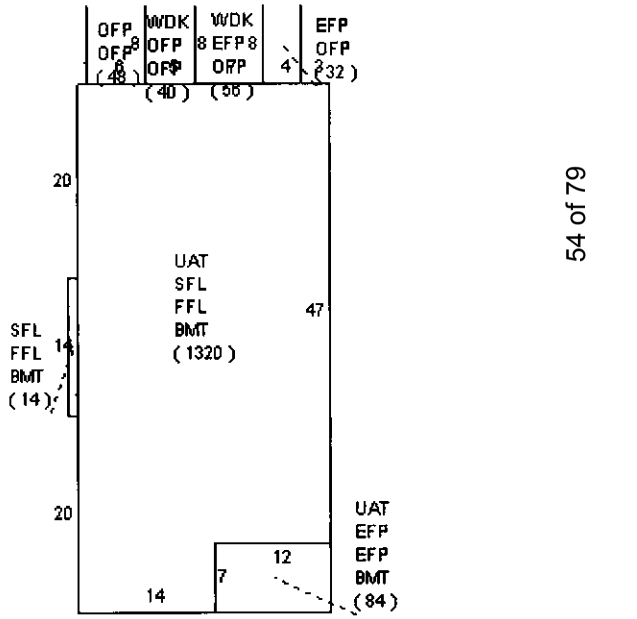
RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate	Ind.Val
Juris. Factor:		Val/Su Fin:	192.12
Special Features:	0	Val/Su Net:	114.78
Final Total:	580000	Val/Su SzAd	217.39



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,418	53.210	75,453
FFL	First Floor	1,334	177.370	236,610
SFL	Second Floor	1,334	177.370	236,610
UAT	Upper Attic	351	124.160	43,579
OFP	Open Porch	264	22.750	6,006
EFP	Enclos Porch	256	37.860	9,692
WDK	Deck	96	16.000	1,536
	Net Sketched Area:	5,053	Total:	609,486
Size Ad	2668	Gross Are	6106	FinAre 3019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu
UAT	100	FLA	100	

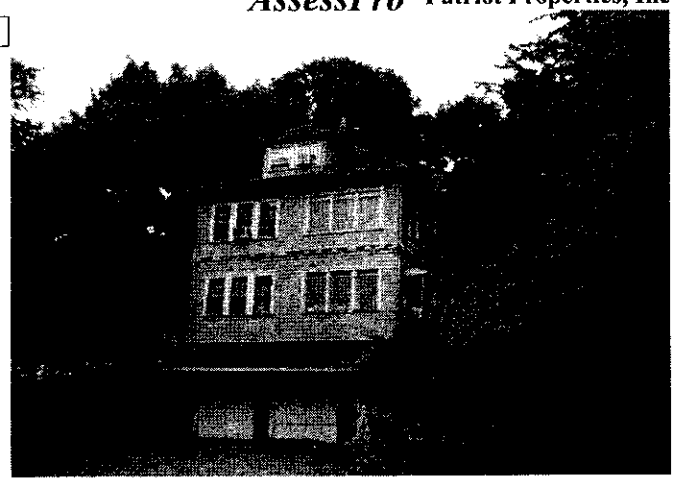
C FEATURES/YARD ITEMS

le	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFac	Juris. Value

PARCEL ID 174.0-0002-0009.0

IMAGE

AssessPro Patriot Properties, Inc



2020 00078541
Bk: 74734 Pg: 571 Doc: DEED
Page: 1 of 2 05/22/2020 03:14 PM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/22/2020 03:14 PM
Ctrl# 318280 05100 Doc# 00078541
Fee: $29.64 Cons: $6,500.00

2 pages

FIDUCIARY DEED

I, VIRGINIA M. YEAMANS, Personal Representative of the Estate of AVARD V. SMITH, Middlesex Probate No. MI17P3894EA of 23 Eleanor Road, Framingham, MA by power conferred by will and every other power

For consideration paid and in full consideration of Six Thousand Five Hundred and 00/100 ($6,500.00) dollars

Grant to 1500 Mass Ave, LLC, a Massachusetts limited liability company with a principle address of 294 Harvard Street, Medford, Massachusetts 02155

Lot D on a plan of land entitled "Plan of Land in Arlington, MA" dated December 17, 2003, prepared by Rober Survey and recorded in Middlesex South Registry of Deeds as Plan #1115 of 2004.

Containing, according to said plan, three hundred ninety-one (391) square feet, or however otherwise the said premises may be bounded or described.

I, Virginia M. Yeamans, under the pains and penalties of perjury, do hereby state that the Avard V. Smith was unmarried at the time of his death and do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is no other person or persons entitled to any homestead rights.

For title see deed recorded with Middlesex South District Registry of Deeds in Book 8382, Page 137 and Middlesex Probate Docket No. MI17P3894EA.

Property Address: Lot D, Rear of 1500 Massachusetts Ave., Arlington, MA

return to:
Robert J. Annese, Esquire

Witness my hand and seal this 18th day of May 2020.

Virginia M. Yeamans, Personal Representative as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 18 day of May 2020, before me, the undersigned Notary Public, personally appeared Virginia M. Yeamans, Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which consisted of Massachusetts Driver's License, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose as Personal Representative for the Estate of Avard V. Smith.

DONALD K. KOUNDAKJIAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 5, 2021

Notary Public:
My Commission Expires:

2
B

2019 00077285
Bk: 72728 Pg: 21 Doc: DEED
Page: 1 of 2 06/07/2019 12:40 PM

QUITCLAIM DEED

I, Darin Dinucci, a single man, of Medford, Massachusetts

for consideration paid and in full consideration of **One ($1.00) Dollar**

grants to **1500 Mass Ave,, LLC,** a Massachusetts limited liability company with a principal address of 294 Harvard Street, Medford, Massachusetts 02155

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon, situated in Arlington and being shown as Lots numbers 13 (thirteen), 14 (fourteen), 15 (fifteen) and 16 (sixteen) on a plan entitled, "Plan of Land "A" belonging to Peck and Wilbur situated in Arlington and Lexington, Massachusetts dated November 1, 1888, by Alexis H. French, C.E., recorded with Middlesex County Registry of Deeds, Southern District, in Plan Book 57, Plan 2, and together being bounded and described as follows:

Northerly by Massachusetts Avenue, 80 feet;

Easterly by Lot 12 as shown on said plan, 80 feet;

Southerly by Lots 53, 54 and 56 as shown on said plan, 80 feet; and

Westerly by lot 17 as shown on said plan, 80 feet.

Containing 6,400 square feet of land, more or less.

The grantor hereby waives any and all rights of Homestead in the property herein conveyed, if any, and warrant that there are no other persons entitled to any Homestead rights in the property pursuant to M.G.L. c. 188

For title, see Massachusetts Foreclosure Deed by Corporation U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-AC5, Asset Backed Certificates, Series 2005-AC5 recorded at Book 72668, Page 259.

1500 Massachusetts Avenue, Arlington, Massachusetts

Robert J. Annese, Esquire
1171 Massachusetts Avenue

Witness our hand and seal this 3rd day of June, 2019.

Darin Dinucci

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 3rd day of June 2019, before me, the undersigned notary public, personally appeared Darin Dinucci, and proved to me through satisfactory evidence of identification, bearing a valid Massachusetts driver's license, to be the person whose name is signed to this document and acknowledged that he signed it voluntarily for its stated purpose.

Robert J. Annese, Notary Public
My commission expires: March 29, 2024

LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: 1500 Mass Ave, Arlington MA
Date: 12/10/2019

Y	?	N			
			Credit	Integrative Process	2

0	8.5	0	**Location and Transportation**		15
Y			Prereq	Floodplain Avoidance	Required
			PERFORMANCE PATH		
	-		Credit	LEED for Neighborhood Development Location	15
			PRESCRIPTIVE PATH		
	5		Credit	Site Selection	8
	-		Credit	Compact Development	3
	2		Credit	Community Resources	2
	1.5		Credit	Access to Transit	2

0	3	0	**Sustainable Sites**		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
	-		Credit	Heat Island Reduction	2
	2		Credit	Rainwater Management	3
	1		Credit	Non-Toxic Pest Control	2

0	7	0	**Water Efficiency**		12
Y			Prereq	Water Metering	Required
			PERFORMANCE PATH		
	-		Credit	Total Water Use	12
			PRESCRIPTIVE PATH		
	6		Credit	Indoor Water Use	6
	1		Credit	Outdoor Water Use	4

0	13	0	**Energy and Atmosphere**		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
			PERFORMANCE PATH		
	-		Credit	Annual Energy Use	29
			BOTH PATHS		
	4		Credit	Efficient Hot Water Distribution System	5
			Credit	Advanced Utility Tracking	2
	-		Credit	Active Solar Ready Design	1
	1		Credit	HVAC Start-Up Credentialing	1
			PRESCRIPTIVE PATH		
Y			Prereq	Home Size	Required
	-		Credit	Building Orientation for Passive Solar	3
	-		Credit	Air Infiltration	2
	1		Credit	Envelope Insulation	2
	1.5		Credit	Windows	3
	-		Credit	Space Heating & Cooling Equipment	4

			EA PRESCRIPTIVE PATH (continued)		
	2		Credit	Heating & Cooling Distribution Systems	3
	1		Credit	Efficient Domestic Hot Water Equipment	3
	0.5		Credit	Lighting	2
	2		Credit	High Efficiency Appliances	2
	-		Credit	Renewable Energy	4

0	0	0	**Materials and Resources**		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
			Credit	Durability Management Verification	1
			Credit	Environmentally Preferable Products	4
			Credit	Construction Waste Management	3
			Credit	Material Efficient Framing	2

0	8	0	**Indoor Environmental Quality**		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air FIltering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
	1		Credit	Enhanced Ventilation	3
	0.5		Credit	Contaminant Control	2
	1		Credit	Balancing of Heating and Cooling Distribution Systems	3
	-		Credit	Enhanced Compartmentalization	1
	2		Credit	Enhanced Combustion Venting	2
	2		Credit	Enhanced Garage Pollutant Protection	2
	1		Credit	Low Emitting Products	3

0	0	0	**Innovation**		6
Y			Prereq	Preliminary Rating	Required
	-		Credit	Innovation	5
	-		Credit	LEED AP Homes	1

0	0	0	**Regional Priority**		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

0	39	0	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 1500 Massachusetts Ave, Arlington, MA
Docket #3633

Date: September 9, 2020

I. Docket Summary

This is an application by 1500 Mass Ave, LLC to construct a new mixed-use building with four (4) residential units and one (1) commercial unit at 1500 Massachusetts Avenue. The opening of Special Permit Docket #3633 will allow the Board to review and approve the development in the B1 Neighborhood Office District under Section 3.4 Environmental Design Review (EDR).

Materials submitted for consideration of this application:
Application for EDR Special Permit including dimensional and parking information, building and site plans, existing site conditions, proposed landscaping, photographs, impact statement, building elevation and renderings, LEED checklist, and signage details dated August 20, 2020.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. **Section 3.3.3.A.**
   The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A mixed-use building allowed in the B1 Neighborhood Office District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

2. **Section 3.3.3.B.**
   The requested use is essential or desirable to the public convenience or welfare.

   The Master Plan recommends supporting commercial areas by encouraging new mixed-use redevelopment, including residential and commercial uses, in and near commercial corridors. This new development is in close proximity to the Arlington Heights commercial district, and businesses along Massachusetts Avenue. The corridor is well served by transit and existing infrastructure. This project will provide a net increase of one residential unit and new office space. The Board can find that this condition is met.

3. **Section 3.3.3.C.**
   The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

   The proposed new building and use will not create undue traffic congestion or unduly impair pedestrian safety. The Board can find that this condition is met.

4. **Section 3.3.3.D.**
   The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

   The proposed new building and use will not overload any municipal systems. The Board can find that this condition is met.

5. **Section 3.3.3.E.**
   Any special regulations for the use as may be provided in the Bylaw are fulfilled.

   All such regulations are fulfilled.

6. **Section 3.3.3.F.**
   The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

   The use does not impair the integrity or character of the B1 district or adjoining districts and will not be detrimental to health or welfare. The Board can find that this condition is met.

7. **Section 3.3.3.G.**

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. **EDR-1 Preservation of Landscape**
   The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

   The current lot is vacant following demolition of the former three-family structure and removal of vegetation. The proposed new development will introduce new landscaping materials and will be regraded which is in keeping with the general appearance of neighboring developed areas. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**
   Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

   The proposed new building design relates to the neighborhood and vicinity. Neighboring structures include a small restaurant and a 12-unit multifamily apartment building on the 1500 block of Massachusetts Avenue and one- and two-family buildings across Massachusetts Avenue. The proposed new building height will not shadow abutting properties in the R1 residential district. This is primarily because of the grade change between those properties and the proposed new building. Additionally, the former structure was close in height to this proposed new building. The Board can find that this condition is met.

3. **EDR-3 Open Space**
   All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The proposed open space primarily appears in a 25 foot front setback from the sidewalk along Massachusetts Avenue. There are additional pockets of landscaping on site, including new trees and smaller plantings. The Board can find that this condition is met.

4. **EDR-4 Circulation**

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The applicant is seeking a parking reduction through Section 6.1.5 and has submitted a Transportation Demand Management (TDM) Plan accordingly. The proposed commercial use would require two parking spaces. In mixed-use developments, the first 3,000 square feet of non-residential space is exempt from parking requirements. The residential use includes four, two-bedroom residential units. Each two-bedroom unit is required to have 1.5 vehicle parking spaces per unit. The applicant will have five vehicle parking spaces in the driveway. The applicant proposes providing preferential parking for carpooling vehicles as part of the TDM Plan. Additional information on how this will be successful in a relatively small development will be needed to assess its appropriateness for the TDM Plan and the requested parking reduction pursuant to Section 6.1.5.

Related to bicycle parking, in Section 6.1.12(A), the commercial use requires 0.50 short-term spaces and 0.30 long-term spaces and the residential use requires 0.40 short-term spaces and 6 long-term spaces. The applicant has included a total of 2 short-term and 8 long-term bicycle parking spaces.

The vehicle parking spaces and overall site circulation may be constrained. The stacked parking on the side entry aisle appears narrow and the side exit aisle also appears narrow. Compact parking spaces may be recommended and additional safety measures installed onsite to accommodate vehicles and pedestrians on the property.

5. **EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native

vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The site includes permeable pavers and the driveway includes permeable material systems. The applicant is working with the Town Engineer on a review of the stormwater plan.

6. **EDR-6 Utilities Service**
   Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

   There will be no changes to the existing utility service infrastructure as a result of this proposal. The Board can find that this condition is met.

7. **EDR-7 Advertising Features**
   The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

   The proposal includes some signage that is compliant with the B1 Neighborhood Office District. Final signage will need to be submitted, reviewed, and approved.

8. **EDR-8 Special Features**
   Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The proposed new building's special features will be properly screened and situated on the property to minimize exposure of service and utility areas. All special features will be housed inside the new building. The Board can find that this condition is met.

9. **EDR-9 Safety**

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The proposed new building will conform to all code requirements for open and enclosed spaces. The building design and features will increase safety. The Board can find that this condition is met.

10. **EDR-10 Heritage**

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The former three-family structure which was located on this property and demolished was not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is not under the jurisdiction of the Arlington Historical Commission. There are not any adjacent properties listed on the Inventory. The Board can find that this condition is met.

11. **EDR-11 Microclimate**

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The proposed new building includes an added non-permeable footprint due to the parking lot driveway flow and circulation on this modest parcel. The new hard surface and ground coverage will not have adverse impacts on the microclimate. The Board can find that this condition is met.

12. **EDR-12 Sustainable Building and Site Design**

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to

the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist has been provided which indicates that the development as proposed scores 39 points. Additional attention could be paid to incorporating additional best practices on-site to achieve at least a 40 point score. The applicant should focus on including additional sustainability and performance features that will enhance energy and atmosphere and indoor environmental quality for future building tenants.

IV. Conditions

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board

2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.

5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.

6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.

7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.

8. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and

telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

9. Any final building signage will be reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

19R Park Ave – review of and update on Minuteman Bikeway connection

Summary:

8:00 p.m. Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519, General Condition 1 (19R Park Ave, known as Downing Square).

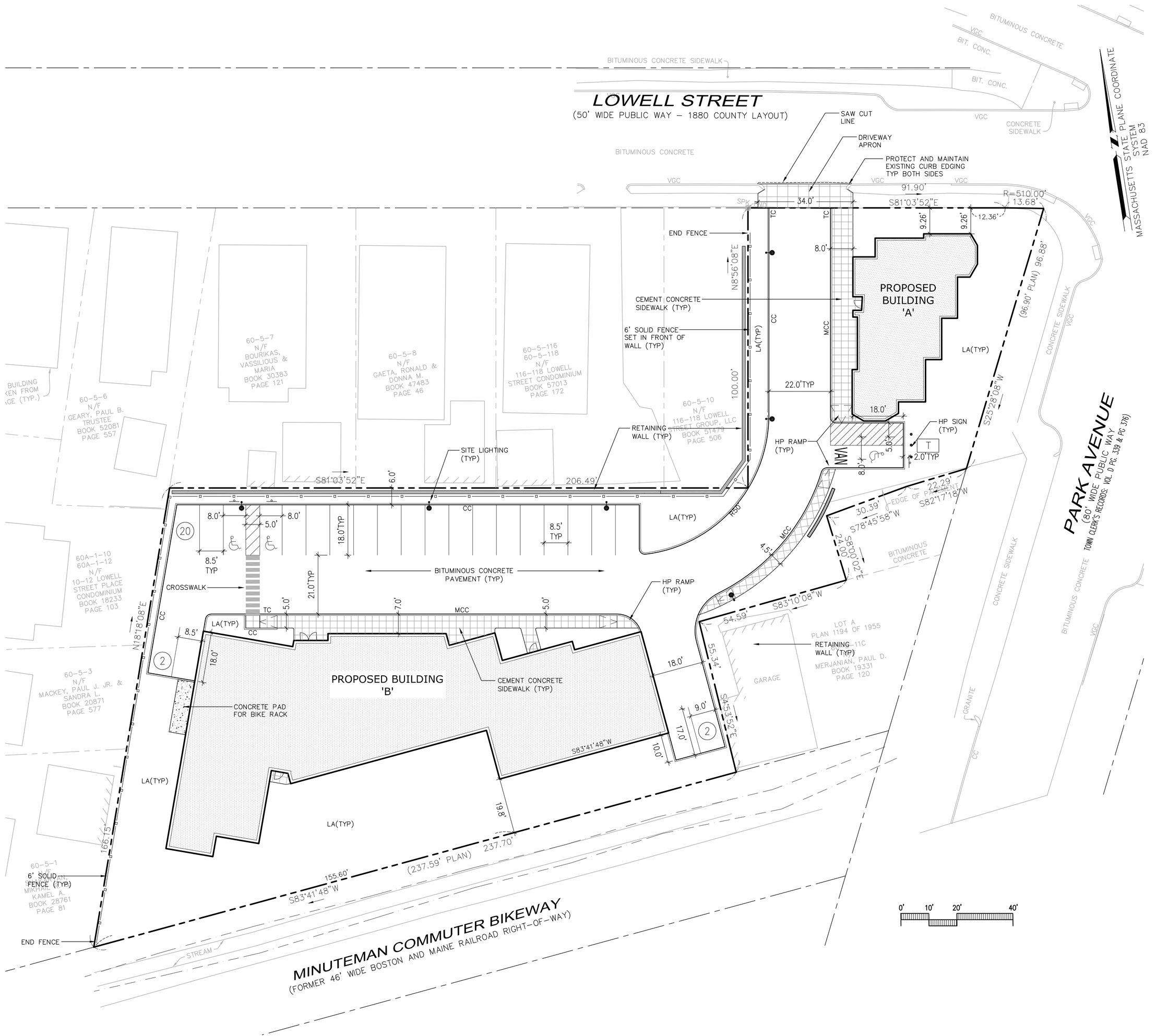
- Applicant will be provided 5 minutes for an introductory presentation.
- Board members will review, discuss, and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_2_Docket_#3519_19R_Park_Ave_Downing_Square_Site_Plan_update.pdf	Docket #3519 19R Park Ave Downing Square Site Plan update
Reference Material	Agenda_Item_2_Letter_to_ARB_from_HCA_regarding_the_delay_or_deletion_of_the_bridge_(1).pdf	Letter to ARB from HCA regarding the delay or deletion of the bridge

LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCH ENGINEERING OF BOSTON, MA AND IS DATED OCTOBER 22, 2013 AND REVISED THROUGH 3-22-2017.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(s) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ARLINGTON, MASSACHUSETTS.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
   ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
   ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
   ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
   ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL RAWINGS.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



NOTES

DO NOT SCALE DRAWINGS.

LEGEND

- PROPERTY LINE
- SITE LIGHTING
- WALKWAY LIGHTING
- CEMENT CONCRETE PAVEMENT
- MCC — MONOLITHIC CONCRETE CURB
- FCC — FLUSH CONCRETE CURB
- CC — CONCRETE CURB
- TC — TRANSITION CURB
- LA — LANDSCAPE AREA
- (10) — PARKING COUNT
- 42" RAIL
- FENCE
- T — TRANSFORMER
- SAW CUT LINE
- STEEL BOLLARD

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
DZI
Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
develliszrein.com
DeVellis Zrein Inc.

Project
DOWNING SQUARE
19R Park Ave, Arlington, MA 02474

Title
LAYOUT AND MATERIALS PLAN

Designed	Drawing No.
IAZ	C-1
Checked	
Project No. 16045	
Scale 1" = 20'	
Date 09.08.20	

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Housing Corporation of Arlington
252 Massachusetts Avenue, Office, Arlington, MA 02474
tel: 781.859.5294
fax: 781.859.5632
info@housingcorparlington.org
www.housingcorparlington.org

Arlington Redevelopment Board members
c/o Jennifer Raitt, Director
Town of Arlington
Department of Planning
Arlington, MA 02476

September 9, 2020

RE: Change in the bridge to the Minuteman Bikeway.

Dear Redevelopment Board Members:

During the remediation of the site at 19R Park Ave, we found additional environmentally contaminated soils which needed to be removed. Due to the increased amount of remediation, the costs to test and to remove additional contaminated soil and the cost to transport it to the appropriate dumpsites caused the need for additional funding which was taken from our project contingency. This left a contingency for constructing the project of less than 5%. This reduction could endanger our ability to complete the three buildings and site improvements. Although the bridge is a wonderful community amenity, the main purpose of the project is to construct the housing units.

To solve this potential funding issue, I am proposing that the bridge to the Minuteman Bikeway be delayed until the end of construction. If there are enough funds remaining, the bridge will be built at that point. Delphi Construction, general contractor for the project, estimated that the cost to remobilize to build the bridge later would be in the range of $12,000.

My site engineer, Imad Zrein, has created a revised site plan without the bridge so the members of the Board can see how the project site will look if the bridge is never built. I have attached the revised site plan here.

I will attend the ARB Zoom meeting on September 14th to present the change and to answer any questions. Thank you.

Sincerely:

Pamela Hallett
Executive Director Housing Corporation of Arlington
Manager, DSBI LLC



Town of Arlington, Massachusetts

Committees and Appointments:

Summary:

8:15 p.m. Benjamin Bradlow, Housing Plan Implementation Committee
ARB Committee appointments (Community Preservation Act Committee, Master Plan Implementation Committee, Zoning Bylaw Working Group, Housing Plan Implementation Committee)

Board will vote on appointments to committees.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Agenda_Item_3_B.Bradlow_LOI_and_Resume.pdf	B. Bradlow LOI and Resume

Benjamin Bradlow
14 Windsor Street
Arlington, MA 02474

August 14, 2020

Erin Zwirko
Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Erin,

I am writing to express interest in being appointed to the Town of Arlington's Housing Plan Implementation Committee. My curriculum vitae is attached.

I would like to be considered for this position because I believe my experiences in both community service and professional / research capacities could be of use to ensure that the Committee is effective in ensuring that this plan realizes its goals. In addition to the changing dynamics of housing in Arlington in the long-term development trajectory of the Boston Metropolitan region, the current pandemic underscores the challenge of housing production in our region, and the need for our town to respond meaningfully. I was glad to learn of the Housing Production Plan, and the promise it holds for the future of our town. I am particularly excited about what I understand are two of the current critical tasks of the Committee: designing and proposing the creation of an Affordable Housing Trust Fund and a real estate transfer fee.

My wife and I recently became homeowners in East Arlington after spending close to a decade as renters in Somerville and Cambridge. For the majority of this period, we lived in Somerville, and since 2016, I have been involved in influencing housing and development policy in the city, with the goal of increasing affordability generally and securing benefits for those who are often most marginalized by new development. Somerville is a city that has a small but growing Affordable Housing Trust Fund and has filed Home Rule Petitions with the State Legislature in the past two years to receive permission to implement a real estate transfer fee. I believe that my experiences advocating for these measures and in the broader politics of development in Somerville may be of use to the work of Arlington's Housing Plan Implementation Committee.

In particular, I was elected twice to the Union Square Neighborhood Council, for which I was additionally appointed as a member of the Negotiating Team to craft a Community Benefits Agreement with the private "Master Developer" of the Union Square Neighborhood. This development is planned to cover the next 20 years at an estimated cost of $1.5 billion. These negotiations lasted for over a year with a near-weekly pace of meetings. We successfully concluded these negotiations by reaching an agreement that secured, amongst other things, additional affordable housing earlier in the project above a city-mandated 20% inclusionary zoning law, and commitments to fund a large-scale job training and placement program. This process included interacting with city agencies, including Somerville's Affordable Housing Trust Fund, in order to coordinate mechanisms for maximizing funds for affordable housing projects as

part of this agreement. As an elected representative of the Neighborhood Council, I had to navigate a diverse and sometimes conflictual range of interests in our membership. The agreement that we negotiated was ratified by a membership vote with 96% support. Attached is a *Boston Globe* article about the process, for which I was interviewed.

Beyond my community service over the past few years, I have a long-standing professional commitment to low-income housing. My work as a practitioner has given me experience in developing new institutions that address the interests of multiple stakeholders. This arose through my five years with a global non-governmental network called Slum Dwellers International (SDI), where I worked first as a researcher and then in the management team of the SDI secretariat. I have been part of small teams that negotiated neighborhood development agreements between city governments and neighborhood associations in in Johannesburg, Cape Town, Ekurhuleni, and Stellenbosch (South Africa). These agreements generally focused on financing and designing improvements to housing, roads, and basic infrastructure such as water, sanitation, and electricity. At SDI, I also conceived and negotiated funding arrangements with bilateral and non-governmental funding agencies, totaling over $20 million, and reported to an organizational board that included national government ministers from Sweden, Norway, South Africa, and Uganda.

I am currently a postdoctoral fellow at Harvard University's Weatherhead Center for International Affairs, where I am completing a book comparing the politics of urban inequality in São Paulo and Johannesburg after transitions to democracy. My masters training as an urban planner at MIT and doctoral training as an urban sociologist at Brown University, give me the knowledge base to address the range of policy, physical design, financial and political considerations that may arise over the course of the Committee's work.

Having read the minutes of the Committee's most recent meetings, I am especially excited about the prospect of engaging with other Committee members and City staff in what appears to be a qualified, thoughtful, and mission-driven group. I believe that my contributions could be a useful complement to this work, and I would also anticipate learning from others involved.

Thank you for your consideration of my application.

Sincerely,



Benjamin Bradlow

Benjamin Hofman Bradlow
14 Windsor Street, Arlington, MA 02474

Academic appointments

Harvard University, Cambridge, MA

2020- Postdoctoral Fellow, Weatherhead Scholars Program
Weatherhead Center for International Affairs
Affiliate, Research Cluster on Comparative Inequality and Inclusion

2019-2020 Visiting Democracy Fellow
Ash Center for Democratic Governance and Innovation, Kennedy School of Government

Community Service

2017-2020 Elected board member (2x) and appointed negotiating team member for a Community Benefits Agreement, Union Square Neighborhood Council, Somerville, MA

Related Professional Experience

2009-2014 Deputy Manager (last position held), Secretariat, Shack/Slum Dwellers International, Cape Town, South Africa
2009 Multimedia Journalist, The Times (SA), Johannesburg, South Africa
2008 Get-Out-The-Vote Organizer, Barack Obama for America, South Philadelphia, PA
2008 Online Journalist, WHYY-NPR, Philadelphia, USA

Education

Brown University, Providence, RI
2014-2020 Ph.D. Sociology
Massachusetts Institute of Technology, Cambridge, MA
2011-2013 M.CP. Masters in City Planning
Swarthmore College, Swarthmore, PA
2004-2008 B.A. History, *with high honors*

Peer-reviewed journal articles

2020 "The Long March: Deep Democracy in Cross-National Perspective", with Mohammad Ali Kadivar and Adaner Usmani. *Social Forces*. 98:3, 1311-1338.
2015 "City learning from below: urban poor federations and knowledge generation through transnational, horizontal exchange." *International Development Planning Review*. 37:2, 129-142.
2011 "Housing, Institutions, Money: The failure and promise of human settlements policy and practice in South Africa," with Joel Bolnick and Clifford Shearing. *Environment & Urbanization*, 23:1, 267-76.
2011 "Out of the Garden of Eden: Beyond the Rights-Based Agenda in the Urban Sector" *Sustainable Development Law & Policy*, 11:1, 47-49.

Articles under review

"Embeddedness and Cohesion: Regimes of Urban Public Goods Provision"
R&R at *American Journal of Sociology* (submitted)
*****Early Career Workshop Award, Society for the Advancement of Socio-Economics, 2020
"Weapons Of The Strong: Elite Resistance and the Neo-Apartheid City"
R&R (second round) at *City & Community* (submitted)
"Public Housing Spillovers in a Developing Country", with Stefano Polloni and William Violette
Under review at *American Economic Journal: Policy*

Book chapters, essays, and reviews

2020 "The low-carbon, social housing two-step: a global view", *Eurozine*
**Translated into Estonian in* Vikerkaar, *June 2020.*

2019 "Whither A Global Wave Of Populism: A Conversation With Edwin Ackerman and Marco Garrido", with Johnnie Anne Lotesta. *Global and Transnational Sociology Section Newsletter*, Fall 2019, 17-22.

2019 "Brazil's Political Peripheries and the Authoritarian Style", *Spotlight On* series on "Political Geographies of Right-Wing Populism". *International Journal of Urban & Regional Research.*

2019 Review of *Democratizing Urban Development: Community Organizations for Housing Across the United States and Brazil*. By Maureen Donaghy. Philadelphia, PA: Temple University Press, 2019. *International Journal of Urban & Regional Research*. 43:5, 1007-8.

2016 "A rightward shift, but not quite a shock: Municipal elections in Brazil and South Africa". 28 October. *Policy Trajectories: Blog of the American Sociological Association's Section on Comparative and Historical Sociology*

2015 "Quiet Conflict: Institutional Change, Informal Settlement Upgrading, and Formalized Partnerships Between Local Authorities and Urban Social Movements in South Africa." In Peter Herrle, Astrid Ley, and Josefine Fokdal, eds. *From Local Action to Global Networks: Housing the Urban Poor*. Ashgate Publishing: Surrey, UK. 87-105.

2015 "A Democratic Infrastructure for Johannesburg". In Toni L. Griffin, Ariella Cohen, and David Maddox, eds. *The Just City Essays: 26 Visions for Urban Equity, Inclusion and Opportunity*. New York, NY: The J. Max Bond Center on Design for the Just City at the Spitzer School of Architecture, City College of New York, Next City and The Nature of Cities. 63-66.
**Selected as one of three books for all incoming undergraduates at Stanford in 2019*

2011 "Inclusion: A Sustainability Agenda for African City Growth". *Perspectives: Political Analysis and Commentary from Africa*. Heinrich Boll Foundation. 3(12): 6-10.

2010 "Towards A Pro-Poor 'Agenda for Change': Opportunities and Experiences of Slum Policy and Practice in Freetown, Sierra Leone". Y-Care International. London. 1-36.
** Includes a foreword by Bowenson F. Philips, Chief Administrator of Freetown City Council*

Papers under preparation

"Urban Power: A Historical Method of Global Comparison"

"Bureaucratic Capacity in the 21st Century: Above, Below, and Within the State", with Alexander Kentikelenis

"Ecosystems of Populism", with Tomás Gold

Book manuscript under revision

"Urban Origins of Democracy and Inequality: Governing Johannesburg and São Paulo, 1985-2016"

External Awards

2020 Society for the Advancement of Socio-Economics, Early Career Workshop Award

2019 American Council of Learned Societies Dissertation Completion Fellowship (*subsequently selected for ACLS fellows job market workshop*)

2018 National Science Foundation, Sociology Program: Doctoral Dissertation Research Improvement Award (#1802543)

2017 Fulbright US Study & Research Award

2016 Brazilian Studies Association: Brazil Initiation Scholarship

2011 Mail & Guardian newspaper: Top 200 Young South Africans (civil society)

Internal Awards

2019 "Research Matters!" speaker, Brown University Graduate School

2019 Teaching fellow, Brown University Department of Sociology

2017 Institute at Brown for Environment and Society, Summer Research Grant
2016 Brown University Office of Global Engagement Graduate Research Fellowship
2015/17 National Science Foundation — Integrative Graduate Education and Research Traineeship, Graduate Program in Development & Inequality
2015/16 Convener, Watson Institute Graduate Program in Development Workshop in "Urban Inequalities in the Global South"
2012 Harold Horowitz Student Research Fellowship, awarded by MIT School of Architecture and Planning
2012 MIT Public Service Center Paul & Priscilla Gray Internship Funding
2011 MIT Public Service Center Grant
2011 Leedom Fellowship, awarded by Swarthmore College for graduate study

2008 Paul H. Beik Prize, awarded by Swarthmore College Department of History for best thesis completed by a history major
2008 Drew Pearson Prize, awarded by Swarthmore College for excellence in journalism
2007 Eugene M. Lang Summer Initiative Grant, awarded by Swarthmore College

Public sociology

2019 "One Way to Make the Green New Deal Actually Happen: a Super-Ministry." 26 June. *CityLab (The Atlantic)*
2018 "Bolsonaro's anger won over working-class Brazilians, but his presidency may betray them." 21 December. *The Conversation*.
2018 "Self-styled defender of the Paris agreement is facing blowback." 6 December. *Financial Times.*
2018 "Trickle-Down Authoritarianism." 5 November. *Boston Review.*
2018 "Evidence against Lula was inadequate." 9 April. *Financial Times.*
2018 "South Africa's ruling party recalled President Zuma. But the ANC faces 3 big challenges." 14 February. *The Monkey Cage (Washington Post).*
2018 "'Let them occupy!' The struggle for housing in Brazil and South Africa." 12 February. *Africa Is A Country.*
2017 "Somerville's turn to 'sewer socialism'" 18 November. *CommonWealth.*
2017 "Public sector must protect communities." 25 October. *Financial Times.*
2017 "Danger of new localism driving urban inequality." 25 July. *Financial Times.*
2017 "The threat to South Africa's Democracy Goes Deeper than State Capture". 20 June. *The Conversation*
2016 "Growth and equality can be promoted together". 10 August. *Financial Times*

Media interviews

2019 Quoted in *The Boston Globe*, *Somerville Journal*
2018 Radio interview on *Radio Open Source* (WBUR-Boston)
2018 Podcast interview on *Aufhebunga Bunga: The Global Politics Podcast* (UK/Brazil)
2018 TV interview on CGTN America (CCTV — China)
2017 Radio interview on *PowerFM* (Johannesburg, South Africa)
2017 Radio interview on *CapeTalk* (Cape Town, South Africa)
2016 Quoted in *The Guardian* (UK)

Invited Reviewer

Social Forces; *Social Problems*; *Urban Studies*; *International Journal of Urban and Regional Research*; *Journal of Urban Affairs*; *Environment & Urbanization*; *Housing, Theory & Society*; *International Development Planning Review*; *Journal of Urbanism*; *Journal of Latin American Studies*; *Latin American Research Review* (in Portuguese); *Bulletin of Latin American Research*; *Development Southern Africa*; Rockefeller Foundation 100 Resilient Cities selection panel

Research Affiliations

External

2016-2017 Visiting Research Associate, Center for Metropolitan Studies, University of São Paulo
2015-2018 Visiting Research Associate, Public Affairs Research Institute, Johannesburg

At Brown

2017 to 2020 Fellow, Center for Latin American and Caribbean Studies
2015-2020 Fellow, Spatial Structures in the Social Sciences (S4)
2015-2020 Fellow, Institute at Brown for Environment and Society
2014-2020 NSF-IGERT Fellow, Graduate Program in Development, Watson Institute for International Studies & Public Affairs

Invited Presentations

2020 Harvard University, Weatherhead Forum
2020 Massachusetts Institute of Technology, Department of Urban Studies & Planning Guest lecture to course on "Forms Of Urban Informality"
2019 Cornell University, Department of Sociology and Center for the Study of Inequality
2019 Massachusetts Institute of Technology, Department of Urban Studies & Planning, Infrastructure Equity Lab
2019 Columbia University, Columbia World Projects, "Urban Ethics: Definitions and Design"
2019 Harvard University, Politics and Social Change Workshop
2019 Massachusetts Institute of Technology, Department of Urban Studies & Planning Guest lecture to course on "Forms Of Urban Informality"
2018 University of Witwatersrand, Gauteng City-Region Observatory and Public Affairs Research Institute, Johannesburg, South Africa
2018 Massachusetts Institute of Technology, Department of Urban Studies & Planning, PhD Workshop in International Development
2017 University of Witwatersrand, Gauteng City-Region Observatory and Public Affairs Research Institute, Johannesburg, South Africa
2017 University of Witwatersrand, SARCHI Chair in Spatial Analysis & City Planning, Johannesburg, South Africa
2017 University of São Paulo, Center for Metropolitan Studies, Brazil
2015 Public Affairs Research Institute, Johannesburg, South Africa
2011 Smithsonian Cooper-Hewitt National Museum of Design, Design Exchange Panel, United Nations Headquarters, New York, NY
2010 Opening address to Ford Foundation Housing Convening, Johannesburg, South Africa University of Western Cape, Cape Town, South Africa

Conference Presentations

American Sociological Association: 2020, 2019, 2018, 2016
Community & Urban Sociology Section Mini-Conference: 2019
Comparative Historical Sociology Section Mini-Conference: 2018, 2016
Social Science History Association: 2020 (cancelled due to covid), 2019, 2016, 2015
Society for the Advancement of Socio-Economics: 2020
American Political Science Association: 2018
Latin American Studies Association: 2020, 2019
Judith Tendler Network: 2020 (cancelled due to covid)
Comparative Urbanism: Global Perspectives, Georgia State University: 2019 (*received travel grant)*
Mistra Urban Futures: Realising Just Cities Annual Conference: 2018 (discussant)

Teaching Experience

Lead instructor

2019 SOC 1871X Comparative Urban Political Economy, Brown University
Instructor of record (14 students)

2015 Primary supervisor, undergraduate independent study on South African cities, Brown University (2 students)

Teaching assistantships

2016 SOC 1620 Globalization and Social Conflict, Brown University
Teaching Assistant to Prof. Patrick Heller

2015 SOC 010 Social Problems, Brown University
Teaching Assistant to Prof. Andrew Schrank

2013 11.005 Introduction to International Development, MIT
Teaching Assistant to Prof. Maria Victoria del Campo

Academic Service

2018-2019 Board Member, Mistra Urban Futures, Chalmers University of Technology, Gothenburg, Sweden

2019 Co-Organizer, panel on "Urban Development in Comparative and Historical Perspective," American Sociological Association annual meeting, Comparative-Historical Sociology section

2018 Organizer, Roundtable sessions for section on Sociology of Development,

2015-2016 Elected Graduate Representative, Department of Sociology, Brown University

2013 Student Representative, MCP admissions committee, MIT Department of Urban Studies & Planning

2011-2013 Elected Student representative, MCP Program Committee, MIT Department of Urban Studies & Planning

2011-2013 Founder and Treasurer of UrbanAfrica interest group, MIT Department of Urban Studies & Planning

2005-2008 Writing Associate, Swarthmore College Writing Center

Additional Training

2017 "Urban Institutions, Urban Inequalities" Summer University, Berlin, Germany
Convened by Humboldt University, Princeton University, and University of São Paulo, *Received full fellowship support*

2015 Sheridan Center Teaching Certificate, Brown University, Providence, RI

2015 Geographic Information Systems Institute, Brown University, Providence, RI

Professional affiliations

American Sociological Association, Social Science Historical Association, American Political Science Association, Latin American Studies Association, Brazilian Studies Association

Languages

Portuguese (fluent speaking, reading/writing), Spanish (intermediate speaking, fluent reading/writing), French (basic)

Citizenship

Republic of South Africa, United States of America